



## Twin Falls Planning & Zoning Commission Agenda

Tuesday, June 28, 2022, 6:00 PM

203 Main Avenue East  
Twin Falls, ID 83301

### **COUNCIL CHAMBERS**

#### **Members -**

**City Limits:** Craig Kelley, Chairperson; Carolyn Bolton, Vice-Chair; Shelley McEuen; Todd Rambur; Cortney Campbell; Marilu Perez

**Area of Impact:** David Detweiler

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consent Calendar
  - a) **ACTION ITEM:** Approval of the minutes from the following meeting: June 14, 2022
- 3) Items of Consideration
  - a) **PRESENTATION:** Preliminary Presentation for the consideration of an annexation with a zoning map amendment to R-4 on property located at 831 Park Avenue, c/o Mark Russell, Idaho Development Co, LLC. (PZ22-0093)  
By: Ian Zollinger, City Planner
- 4) Public Hearings
  - a) **ACTION ITEM:** Request for a Special Use Permit for a sixty (60) foot Wireless Communication Facility with a utility owned structure greater than three (3) feet on property located at 169 Madrona Street c/o Horrocks Engineering, on behalf of TDS Metrocom, LLC. (PZ22-0076)  
By: Lisa Strickland, City Planner
  - b) **ACTION ITEM:** Request for a Special Use Permit to allow self-storage facility on property located at 2875 Kimberly Road c/o Jesse Reynolds on behalf of Riley Sorensen. (PZ22-0092)  
By: Ian Zollinger, City Planner
  - c) **ACTION ITEM:** Request for a Special Use Permit to allow for a Utility owned structure greater than three (3) feet aboveground, on property located at 644 Caswell Avenue West c/o Tilson Technology Management on behalf of TDS Metrocom, LLC. (PZ22-0101)  
By: Lisa Strickland, City Planner
  - d) **ACTION ITEM:** Request for a Special Use Permit to allow for a Utility owned structure greater than three (3) feet aboveground, on property located at 504 Gooding Street North c/o Tilson Technology Management on behalf of TDS Metrocom, LLC (PZ22-0102)  
By: Lisa Strickland, City Planner
  - e) **ACTION ITEM:** Request for a Special Use Permit to allow for a Utility owned structure greater than three (3) feet aboveground, on property located at the intersection of Harrison Street and Borah Avenue c/o Tilson Technology Management on behalf of TDS Metrocom, LLC (PZ22-

0103)

By: Lisa Strickland, City Planner

5) Upcoming Meeting(s)

a) **INFORMATIONAL:** Tuesday, July 12, 2022

*\*No July Worksession\**

6) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Kelli Ebersole (208) 735-7267 at least two working days before the meeting. Si desea esta información en Español, por favor llame a Josh Palmer al teléfono (208) 735-7312.



## CITY OF TWIN FALLS

### PLANNING & ZONING COMMISSION

#### Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chair shall review the public hearing procedures.
  2. Individuals wishing to testify or speak before the City Council or Planning & Zoning Commission shall wait to be recognized by the Mayor or Chair, approach the microphone/podium, state their name, and then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the staff. The staff shall make an audio recording of the Public Hearing.
  3. A City Staff Report shall summarize the application and history of the request.
  4. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The presentation should include the following:
    - **A complete explanation and description of the request.**
    - **Why the request is being made.**
    - **Location of the Property.**
    - **Impacts on the surrounding properties and efforts to mitigate those impacts.**
  5. Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor or Chairman.
  6. The City Council or Planning & Zoning Commission may ask questions of staff or the applicant pertaining to the request.
  7. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor or Chair may limit public testimony to no less than two (2) minutes per person.
    - **Individuals are not permitted to give their time to other speakers.**
    - **However, five (5) or more individuals that received written notice of the public hearing may appoint, by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the Mayor or Chair. The spokesperson shall be limited to 15 minutes.**
    - **Written comments, including e-mail, received by 12:00 p.m. on the date of the hearing shall be either read into the record or displayed to the public on the overhead projector.**
  8. Following the Public Testimony, the applicant is permitted five (5) minutes to respond.
  9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chair, shall be allowed to question the Applicant, Staff or anyone who has testified. Responses shall be limited to answering the questions asked. The Mayor or Chair may limit the time permitted for the answer.
  10. The Mayor or Chair shall close the Public Hearing. The City Council or Planning & Zoning Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed. Legal or procedural questions may be directed to the City Attorney.
- \* Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and, thereafter removed from the room by order of the Mayor or Chairman.



## Twin Falls Planning & Zoning Commission Minutes

Tuesday, June 14, 2022, 6:00 PM

203 Main Avenue East  
Twin Falls, ID 83301

### COUNCIL CHAMBERS

#### Members -

**City Limits:** Craig Kelley, Chairperson; Carolyn Bolton, Vice-Chair; Shelley McEuen; Todd Rambur; Cortney Campbell; Marilu Perez

**Area of Impact:** David Detweiler

#### 1) Confirmation of Quorum/Call Meeting to Order

Vice Chair Bolton called the meeting to order at 06:00 PM

A quorum was present.

Members Present: Bolton, Detweiler, McEuen, Campbell, Rambur

Staff Present: Spendlove, Ebersole, Strickland, Zollinger, Steel

Commissioner Campbell was introduced to the group and audience.

#### 2) Consent Calendar

**MOTION:** Commissioner McEuen moved to approve the Consent Calendar, as presented.

Commissioner Detweiler seconded the motion.

**Unanimously Approved by a vote of 5 to 0.**

a) Approval of minutes from the following meeting: May 24 and June 1, 2022

#### 3) Items of Consideration none

#### 4) Public Hearings

a) Request for a recommendation to City Council for a zoning district change and zoning map amendment from R4 (Residential Medium Density) to R4 ZDA (Residential Medium Density Zoning Development Agreement) for approximately 34 acres on property located at the 1200-1300 blocks of the east side of Harrison Street South c/o EHM Engineers, Inc. on behalf of Idaho Land Holding, LLC. (PZ22-0035)

#### Staff Presentation:

City Planner Strickland presented the request for a recommendation to City Council for a zoning district change and zoning map amendment from R4 (Residential Medium Density) to R4 ZDA (Residential Medium Density Zoning Development Agreement) for approximately 34 acres on property located at the 1200-1300 blocks of the east side of Harrison Street South c/o

**Per Twin Falls City Code**10-6-1.7(E), Approval of a ZDA shall be based on the following standards:

- The proposed uses shall not be detrimental to any surrounding uses, nor shall they be detrimental to the health, safety and general welfare of the public.
- Any variation from the underlying zoning district development requirements must be warranted by the design and amenities incorporated in the conceptual development plan.
- The underlying zoning district and the conceptual development plan shall conform to the comprehensive plan.
- Existing and/or proposed streets and utility services must be suitable and adequate for the proposed development.

There is no significant zoning history for this property.

A conceptual plan and associated written comments have been provided by the applicant and have been reviewed by staff. The conceptual plan proposed by the applicant consists of 75 buildings each consisting of 4 "townhouse dwelling units" that can be individually owned and will be platted on their own lots. The remainder of the area surrounding the lots will be owned and maintained collectively by the owners in the subdivision and will provide open space for the residence. The R-4 zone allows for attached single household dwellings (aka townhouses) on lots fronting arterials and collectors, therefore the applicant is not requesting a complete departure from current land use requirements.

The applicant has provided several depictions of varying types of structures with basic architecture, such as single-story and two-story buildings with pitched roofs. There will be multiple streets constructed to support this development as well as provide future connections as more development occurs. The applicant has provided a phased plan consisting of 3 phases with plans to complete the project by 2027.

Currently, the density provided for in the R-4 zoning district would allow for 11,000 sq. ft. lots with a 4-plex on each lot, which is the equivalent of approximately 400 dwelling units. The applicant has applied for a zoning development agreement in order to provide a master development plan and to request some exceptions to the code that would allow for the 300 dwelling units. Staff has reviewed the plan and does not foresee the land use of "town-houses" being detrimentally different from currently permitted land uses within the zoning district. Each "townhouse" has the opportunity to be individually owned, and is more in line with a typical residential development rather than apartment complexes.

The design of the development provides a reasonable amount of open space and should help lower the visual impact of the clustered town-houses. Staff has determined the overall development will have a similar impact on the surrounding area as a typical subdivision; and we find this plan to be in conformance with the overall goals and objectives listed within comprehensive plan.

The ZDA process requires a public hearing for citizens to testify about the project. After

testimony has been heard, the commission will deliberate and move to make a recommendation to the City Council. The recommendation can be to deny the request, approve the request as presented, approve the request with conditions or table the request for additional information.

If the commission recommends approval of the request as presented, staff recommends the following condition:

1. Subject to site plan amendments as determined by Building, Engineering, Fire and Zoning officials to comply with applicable City Codes and standards.

**Applicant Presentation:**

David Thibault, EHM Engineers, Inc., representing applicant, presented the request for a recommendation to City Council for a zoning district change and zoning map amendment from R4 (Residential Medium Density) to R4 ZDA (Residential Medium Density Zoning Development Agreement) for approximately 34 acres on property located at the 1200-1300 blocks of the east side of Harrison Street South. He stated the applicant has worked to accommodate design standards and are asking for an adjustment to the minimum lot size requirement. He stated they have worked with staff on roadway designs. He stated they are not asking for the maximum density with this development, leaving sufficient open space.

**PZ/Questions & Comments: none**

**Public Hearing: Opened and Closed without input**

**Discussions Followed:**

- Commissioner Rambur stated that he is in favor of this request and liked the fact the applicant worked with staff on roadways and likes they didn't go for full density.
- Commissioner Detweiler stated he is in favor of this request.
- Commissioner McEuen stated she is in favor of the request. She stated she likes the layout of this development.

**MOTION:** Commissioner Detweiler moved to approve the request for for a recommendation to City Council for a zoning district change and zoning map amendment from R4 (Residential Medium Density) to R4 ZDA (Residential Medium Density Zoning Development Agreement) for approximately 34 acres on property located at the 1200-1300 blocks of the east side of Harrison Street South, c/o EHM Engineers, Inc. on behalf of Idaho Land Holding, LLC. (PZ22-0035) , as presented with staff recommendations.  
Commissioner Rambur seconded the motion.

**Unanimously Approved by a vote of 5 to 0.**

- b) Request for a recommendation to City Council for a Zoning Title Amendment to Title 10 Chapter 4 Section 19: Canyon Rim Overlay, removing permitted and special uses, modifying allowed maximum heights and, removing the ZDA Requirement c/o Priya Raman on behalf of North Canyon Medical Center. (PZ22-0087)

*Commissioner Rambur recused himself from this item and stepped down.*

**Staff Presentation:**

City Planner Strickland presented the request for a recommendation to City Council for a Zoning Title Amendment to Title 10 Chapter 4 Section 19: Canyon Rim Overlay, removing permitted and special uses, modifying allowed maximum heights and, removing the ZDA Requirement c/o Priya Raman on behalf of North Canyon Medical Center. (PZ22-0087)

**Per City Code 10-14-4** Zoning districts, zoning subdistricts and overlay districts shall be amended in the following manner:

(A) Requests for an amendment to this title shall be submitted to the commission which shall evaluate the request to determine the extent and nature of the amendment requested.

(B) If the request is in accordance with a comprehensive plan, the commission may recommend and the council may adopt or reject the ordinance amendment under the notice and hearing procedures as herein provided; and (Ord. 2012, 7-6-1981)

**Per City Code 10-14-6** The commission may recommend that the amendment be granted as requested, or it may recommend a modification of the amendment requested, or it may recommend that the amendment be denied. The commission shall ensure that any favorable recommendations for amendments are in accordance with a comprehensive plan and established goals and objectives.

Upon granting or denying an application to amend this title, the council shall specify:

(A) The regulations and standards used in evaluating the application.

(B) The reasons for approval or denial.

(C) The actions, if any, that the applicant could take to obtain a permit.

In the event the council shall approve an amendment, such amendment shall thereafter be made a part of this title upon the preparation and passage of an ordinance. (Ord. 2012, 7-6-1981).

Title 10-4-19 was adopted in 1996. The intent was to establish an overlay district for the canyon rim. The overlay along the Snake River Canyon includes all of the area within seven hundred feet (700') and all of the area within two hundred feet (200') of the Rock Creek Canyon Rim.

In 2006 and 2014, amendments to this Title dealing with the building height restrictions were approved stating that additional building heights beyond one hundred feet (100') from the canyon rim may be allowed; but only in certain locations (within one thousand feet (1,000') of state administered highways or between Washington and Blue Lakes) and only for certain land use types (hotel/convention center or private/public mixed use developments).

The Code also requires a Zoning Development Agreement for all development proposed in the overlay area (700 and 200 feet from the rim respectively).

The applicant has coordinated with staff on the proposal to amend Title 10-4-19 Canyon Rim Overlay. Upon request, staff provided a draft of the proposed changes we had been working on internally. These changes would include removing land-use regulations, updating the building height development standards, and removing the requirement for a Zoning Development

Agreement for proposed development within the overlay.

Removal of the use regulations would cause the land-uses to be determined by the base zoning district upon which the overlay is placed.

Replacing the building height development standards would allow for the maximum height allowed per the base zoning code within one hundred fifty feet (150') of the canyon rim. Additional heights beyond fifty feet (50') would be required to follow City Code 10-7-3; a process that requires public hearings and final approval from the City Council.

Currently, a Zoning Development Agreement is required if the property is within the canyon rim overlay. The purpose of a Zoning Development Agreement is to allow for development creativity and allow an applicant to request variations from the underlying zoning and development requirements. Historically, the ZDA requests have not been used for the stated purpose in code, rather it has been used for additional heights, and modifying permitted/special land uses.

The Snake River Canyon is a space with natural beauty that has been developed with requirements for public amenities, such as a walking trail for all to enjoy. The Snake River Canyon has been an attractive area for development over the years with the majority of undeveloped areas currently master planned within an existing Planned Unit Development or Zoning Development Agreement. The amendment to the Title eliminating the Zoning Development Agreement requirement would then governed by the base zoning district upon which the overlay is placed.

The Commission may recommend approval of the proposed amendment, recommend approval with modifications to the proposed amendment, or recommend denial. The Planning & Zoning Commission recommendation is then sent forward to the City Council for a final decision.

**Applicant Presentation:**

Tom Schofield, architect, representing applicant, presented the request for a recommendation to City Council for a Zoning Title Amendment to Title 10 Chapter 4 Section 19: Canyon Rim Overlay, removing permitted and special uses, modifying allowed maximum heights and, removing the ZDA requirement. He introduced Scott Daly from the North Canyon Medical Center. He explained the intent of request.

**PZ/Questions & Comments:**

- Commissioner Campbell asked why removing the height restriction is needed.
- City Planner Strickland explained how the code reads now and what the change to the code would accomplish.
- Commissioner Campbell asked if the medical building could be located elsewhere.
- City Planner Strickland explained the distance from the canyon rim and explained the due process for this request.
- Vice Chair Bolton asked if this request is project specific or is the commission being asked for a request to make a blanket code change.
- City Planner Strickland stated why this request has been brought forward.
- Commissioner McEuen asked if the intent of the height restriction in the Canyon Rim Overlay is for people in the canyon being able to look up and not see buildings.

- City Planner Strickland stated the original intent of the height restriction.

**Public Hearing: Opened**

- David Thibault, EHM Engineers, Inc. expressed he is in favor of this request and shared why this would be beneficial to future development.
- Planning and Zoning Director Spendlove reminded the commission that they are not looking at a specific property with this request, and that this request is for an amendment to the whole canyon rim overlay. He stated the commission should only be focusing on the Zoning Title Amendment, as a whole. He stated the applicant will come back with the specific scope of work at a later date.
- Vice Chair Bolton asked staff about the Title 10 code rewrite, and the specifics to this ZTA request. She asked if staff is in agreement with this request.
- Planning and Zoning Director Spendlove stated if staff felt there needed to be proposed modifications to this request, they would be in the staff report. He stated that staff does not believe this request is detrimental.
- Vice Chair Bolton asked about the number of staff denials on requests.
- Planning and Zoning Director Spendlove answered there may be one staff denial one a year over past 10 years.
- Commissioner Campbell asked why this request is not property specific, and does this request affect all canyon rim overlay.
- Planning and Zoning Director Spendlove stated that code says staff cannot consider property specific Zoning Title Amendment requests. He explained this request encompasses the canyon rim and rock creek canyon in total that is inside of the city's jurisdiction.

**Public Hearing: Closed**

**Discussions Followed:**

- Commissioner Detweiler stated this request is getting things up to speed. He is in favor of this request as staff is on board with the request.
- Commissioner McEuen agreed, and is in favor of the request, due to staff being in favor and this is part of the master plan.
- Commissioner Campbell asked if this request falls into compliance with the Comprehensive Plan.
- Planning and Zoning Director Spendlove stated the staff report stated it is not against the Comprehensive Plan.
- Vice Chair Bolton stated if staff had found error with the request, it would have been in staff report.
- Commissioner Campbell asked about effect to Rock Creek.
- Vice Chair Bolton stated she believes there has only been one request on the Rock Creek in the past 4 yrs.
- Commissioner Detweiler does not believe this request would make a big change to Rock Creek, as there are still setback requirements.
- Vice Chair Bolton stated this request is forward thinking and is already part of the code rewrite.

**MOTION:** Commissioner Detweiler moved to approve the request for a recommendation to

City Council for a Zoning Title Amendment to Title 10 Chapter 4 Section 19: Canyon Rim Overlay, removing permitted and special uses, modifying allowed maximum heights and, removing the ZDA Requirement c/o Priya Raman on behalf of North Canyon Medical Center. (PZ22-0087), as presented, with staff recommendations.  
Commissioner McEuen seconded the motion.

**Motion approved by a vote of 4 to 0.**

**5) Upcoming Meeting(s)**

a) Tuesday, June 28, 2022

**6) Adjournment**

The meeting adjourned at 06:53 PM

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Kelli Ebersole, Administrative Assistant





**Date:** Tuesday, June 28, 2022  
**To:** Planning and Zoning Commission  
**From:** Ian Zollinger

## **PRESENTATION**

### **Request:**

Preliminary Presentation for the consideration of an annexation with a zoning map amendment to R-4 on property located at 831 Park Avenue, c/o Mark Russell, Idahome Development Co, LLC. (PZ22-0093)

### **Time Estimate:**

Approximately 5-10 minutes with questions/comments to follow.

### **Background:**

This is a preliminary presentation for the consideration of a zoning district change and zoning map amendment from R-4 to RM ZDA CRO for property located at 831 Park Ave. The request, if approved, would rezone the property from R-4 to RM ZDA CRO for approximately 13.6 acres.

### **Approval Process:**

**Per Twin Falls City Code 10-6-1.7(E)**, Approval of a ZDA shall be based on the following standards:

The proposed uses shall not be detrimental to any surrounding uses, nor shall they be detrimental to the health, safety and general welfare of the public.

Any variation from the underlying zoning district development requirements must be warranted by the design and amenities incorporated in the conceptual development plan.

The underlying zoning district and the conceptual development plan shall conform to the comprehensive plan.

Existing and/or proposed streets and utility services must be suitable and adequate for the proposed development.

### **Budget Impact:**

N/A

### **Regulatory Impact:**

**Per City Code 10-6-1** A preliminary presentation of the request is required before a public hearing in front of the Planning & Zoning Commission.

A zoning development agreement (ZDA) is designed to accommodate appropriate combinations of uses that may be planned, developed, and operated as integral land use units either by a single owner or a combination of owners. A ZDA is intended to accomplish some, or all of the following:

- 1. Foster and promote a variety of appropriate land use combinations in a preplanned development pattern;
- 2. Encourage developers to use a creative approach in land development;

- 3. Retain and conserve natural land and topographic features;
- 4. Promote greater use of streetscape and pedestrian-oriented aesthetics;
- 5. Promote the creation and efficient use of open spaces;
- 6. Create flexibility and variety in the location of improvements on lots;
- 7. Provide flexibility in development standards to facilitate creative land development concepts.

Land uses in the ZDA shall conform to the standards and regulations of the underlying zoning district(s), unless otherwise approved and included within the ZDA. The ZDA shall be comprised of a list of land use exceptions being requested, any development exceptions requested and shall be incorporated into the conceptual development plan. The ZDA shall provide exceptions requested shall not be detrimental to any surrounding uses or to the health, safety and general welfare of the public.

#### **History:**

The property was zoned PUD by ordinance, but the agreement was never signed.

#### **Analysis:**

The proposed development is for attached dwellings with 3 more or more units and no more than 9 units per building. The site will contain 20 buildings equaling 136 residential units within the 13 acres. The current use of the property is agricultural and residential. The design of the development will require platting and is designed to provide housing with adequate open space with landscaping, trail, and a recreation area. The proposed plan is to have each unit individually platted to allow for individual ownership. This presentation consists of a general overview of the proposed development. Staff makes no recommendation at this time, and analysis of the request will be presented at the public hearing.

#### **Conclusion:**

Upon conclusion, the preliminary presentation allows the Commission to preview the request to ask questions and give suggestions to applicants about the proposed project. The Commission may also grant the public the opportunity to do the same. A public hearing is scheduled for July 11, 2022. At the public hearing, the Commission will hear the request, take public testimony, deliberate and make a recommendation to the Council.

#### **Attachments:**

1. Park Ave Zoning Development Agreement
2. Site Plan
3. Elevations
4. Future Land Use Map
5. Vicinity Map

June 13, 2022

Mark Russel  
Gravitas Real Estate Holdings, LLC  
967 E Parkcenter Blvd #227  
Boise, ID 83702

**RE: Park Avenue, ZDA  
A Residential Zoning Development Agreement**

To Whom It May Concern:

This ZDA Development Commitment is made and entered into this 13 day of June 2022, by and between the CITY OF TWIN FALLS, State of Idaho, a municipal corporation, hereinafter called "City" and Mark Russel and/or any associated entities, successors, or assignees hereinafter called "Developer" for the purpose of annexation and development of a residential subdivision as a Zoned Development Agreement (ZDA) on property located at the Northwest corner of the intersection of Park Avenue and Blue Lakes Boulevard S. (N 3000 E) in Twin Falls, Twin Falls County, State of Idaho known as Park Avenue Subdivision.

The legal description of the property is SE $\frac{1}{4}$ NE $\frac{1}{4}$ , Section 21, Township 10 South, Range 17 East of the Boise Meridian and located at the northwest corner of the intersection of Park Avenue and Blue Lakes Boulevard S. (N 3000 E) in Twin Falls, Twin Falls County, State of Idaho. At the time of site reconnaissance, the subject Property was occupied by undeveloped land.

Development and Improvements shall conform to the standards and regulations of the Twin Falls City Code Title 10 — Chapter 4 — Section 15; RM, Residential Mixed Use District or as amended, Title 10 — Chapter 4 — Section 19; CRO, Canyon Rim Overlay District or as amended, and all references to other sections therein including the following deviations:

**Project Description:**

1. Use Regulations:
  - a. Permitted Uses: attached single family household units (zero lot line townhomes in groupings of three (3) or more.)
  - b. Special Uses: None Requested
  - c. Prohibited uses: None Requested
2. Property Development Standards to be modified to include the following. The following property development standards shall apply to all land and buildings in the RM district:
  - a. Lot Area: Each residential building to be located on an individual lot of no less than one thousand (1,000) square feet in size. Open space and/or common area to have no minimum or maximum square footage.
  - b. Lot Occupancy: Each residential lot may contain one hundred percent (100%) occupancy or a portion thereof for the purposes of decks, driveways, and/or yard area. Open space to have no minimum or maximum and may include landscaping, access and utility corridors, lighting, and trash enclosures.
  - c. Building Height: No building shall exceed thirty five feet (35'-0") in height or the maximum building height limitation set forth below, whichever is less. All heights are

to be measured from the existing canyon rim elevation or existing ground level elevation at the building site, whichever is greater.

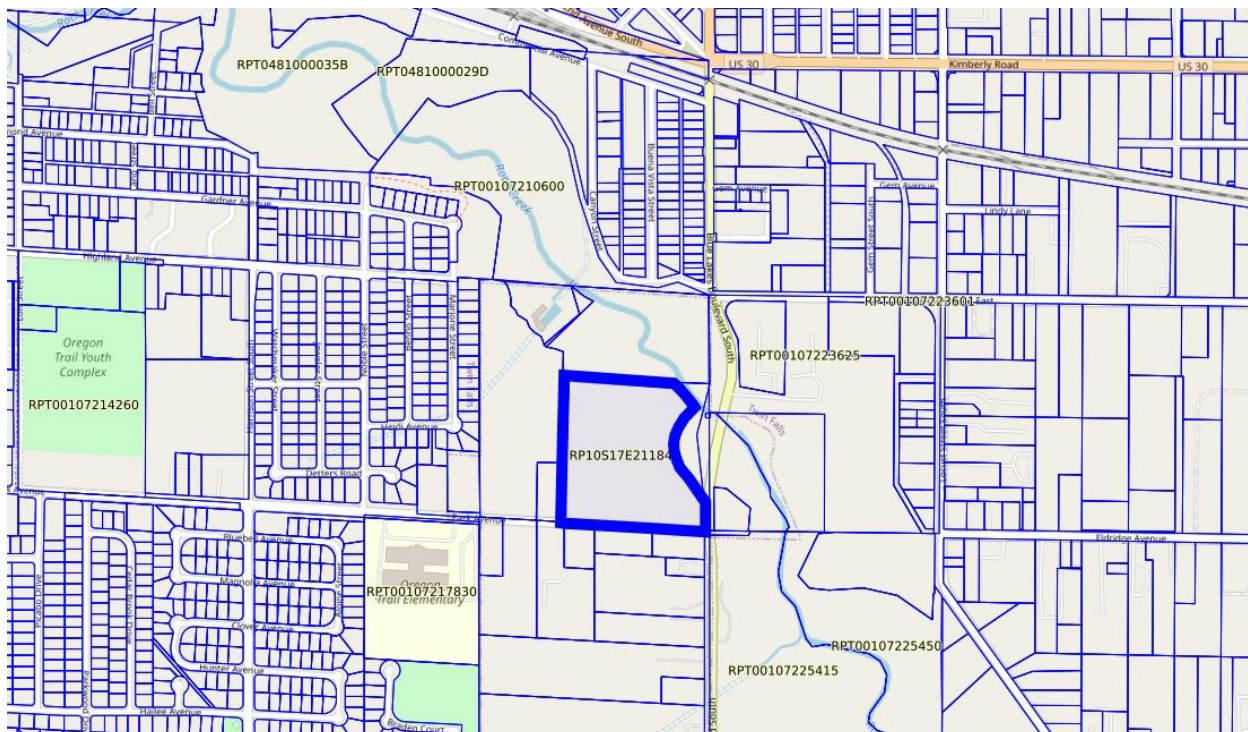
- i. Rock Creek Canyon: Twenty five feet (25'-0") above the canyon rim at fifty feet (50'-0") from the canyon rim and rising evenly to thirty five feet (35'-0") at two hundred feet (200'-0") from the rim. (Ord 2851, 3-6-2006).
  - d. Yards:
    - i. No property line building setbacks will be required from the residential lot lines. Setbacks from the subdivision boundary will be in conformance with the RM, Residential Mixed Use District.
    - ii. Street Buffers: Residential uses shall provide a fifteen foot (15'-0") landscaped buffer from property line adjacent to public streets with the exception of vehicular turn-outs and/or fire department or emergency vehicle access.
    - iii. Canyon Rim Setback: Fifty feet (50'-0") setback with approved Geotech Report as specified in City Code 10-4-19.4 Section D.
  - e. Access:
    - i. All interior streets will be developed as a public street throughout the development.
    - ii. Access to the buildings will be through private alleys as well as on street parking.
  - f. Walls, Fences, Hedges, Trees, Shrubs and Landscaping:
    - i. On-Site landscaping to be installed, owned, and maintained by the Homeowners Association and shall comply with Twin Falls City Code.
  - g. Off Street Parking:
    - i. Two (2) off street parking places are provided for each dwelling unit.
  - h. Signs:
    - i. Freestanding signs along Park Avenue will be erected to identify the development as the Park Avenue Subdivision. The signs will be permitted through the Twin Falls Building Department. Number of signs shall not exceed two (2).
  - i. Platting:
    - i. A final plat will be recorded prior to its development.
- 3. Other Site development Criteria
  - a. Building Elevations:
    - i. Project to be constructed in accordance with the City of Twin Falls. Example of proposed building typology provided with this agreement.
  - b. Density: No change requested.
  - c. Residential lot Width:
    - i. Platted townhouse lot width will be a minimum of 20 feet.
  - d. Residential Lot Depth:
    - i. Platted townhouse lot length will be a minimum of 50 feet.
  - e. Open Space or Common Area:
    - i. No minimum or maximum size.
    - ii. A proposed walking trail along the canyon rim is proposed.
  - f. Multi-Use Transportation Access:
    - i. No amenities specifically designed for multi-use transportation access are planned.
  - g. Park:

- i. No Change Requested to park dedication procedure.
  - h. Pathways: The sidewalks will be 5' wide and set back from the curb along all streets where sidewalks are proposed and required to meet city standards.
  - i. Trash containers: Trash shall be located throughout the site visibly screened from roadways, adjacent residential areas, and adjacent properties. All trash enclosures will comply with city and trash department standards.
4. Architectural Standards: The buildings will be constructed by the Developer in accordance with the building typologies included with this application.
  5. Management Associations: A Park Avenue Homeowner's Association will be formed with documentation recorded at Twin Falls County. The property will be managed by a property manager hired by the Homeowner's Association.

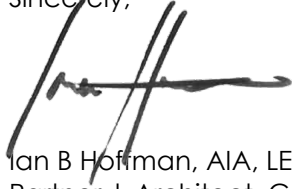
If no development has occurred on the ZDA subject parcel within the requirements of this application, the Planning and Zoning Commission and City Council may review the original ZDA development requirements and conceptual development plan to ensure their continued validity. If the city determines the concept is no longer valid, then:

1. The city may initiate a process to change the zoning classification, or
2. A new ZDA development requirements and/or a new conceptual development plan may be required to be approved prior to the city issuing a building permit for any portion of the ZDA subject parcel.

## Site Vicinity Map:



Sincerely,

A handwritten signature in black ink, appearing to read 'Ian B. Hoffman', with a stylized horizontal flourish extending to the right.

Ian B Hoffman, AIA, LEED AP BD+C  
Partner | Architect, Cole Architects, PLLC

**RE: Park Avenue, ZDA**  
**A Residential Zoning Development Agreement**

Developer: Mark Russel  
Gravitas Real Estate Holdings, LLC  
967 E Parkcenter Blvd #227  
Boise, ID 83702

City: City of Twin Falls  
P.O. Box 1907  
Twin Falls, ID 83303-1907

"CITY"  
CITY OF TWIN FALLS

By: \_\_\_\_\_  
Mayor

ATTEST:

By: \_\_\_\_\_  
City Clerk

"DEVELOPER"

By: \_\_\_\_\_  
Developer

STATE OF IDAHO       )  
                                  ss  
County of Twin Falls    )

On this    day of        day of        , 2022 before me, a Notary Public for said County and State, personally appeared        and        , known or identified to me, to be the Mayor and City Clerk, respectively, of the CITY OF TWIN FALLS, IDAHO, that executed said instrument, and acknowledged to me that such City executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

\_\_\_\_\_

Residing at: \_\_\_\_\_

Commission Expires: \_\_\_\_\_



SCALE: 1"=80'-0"

SCALE: 1"=80'-0"

 TOWN HOME BUILDING

 LANDSCAPING

 PRIMARY AMENITY

 TREE

TOWNHOMES:  
3-PLEX: (4) BUILDINGS  
7-PLEX: (10) BUILDINGS  
9-PLEX: (6) BUILDINGS

TOTAL BUILDINGS: (20) BUILDINGS  
TOTAL UNITS: (136) TOWNHOMES

35 FT MAX HEIGHT

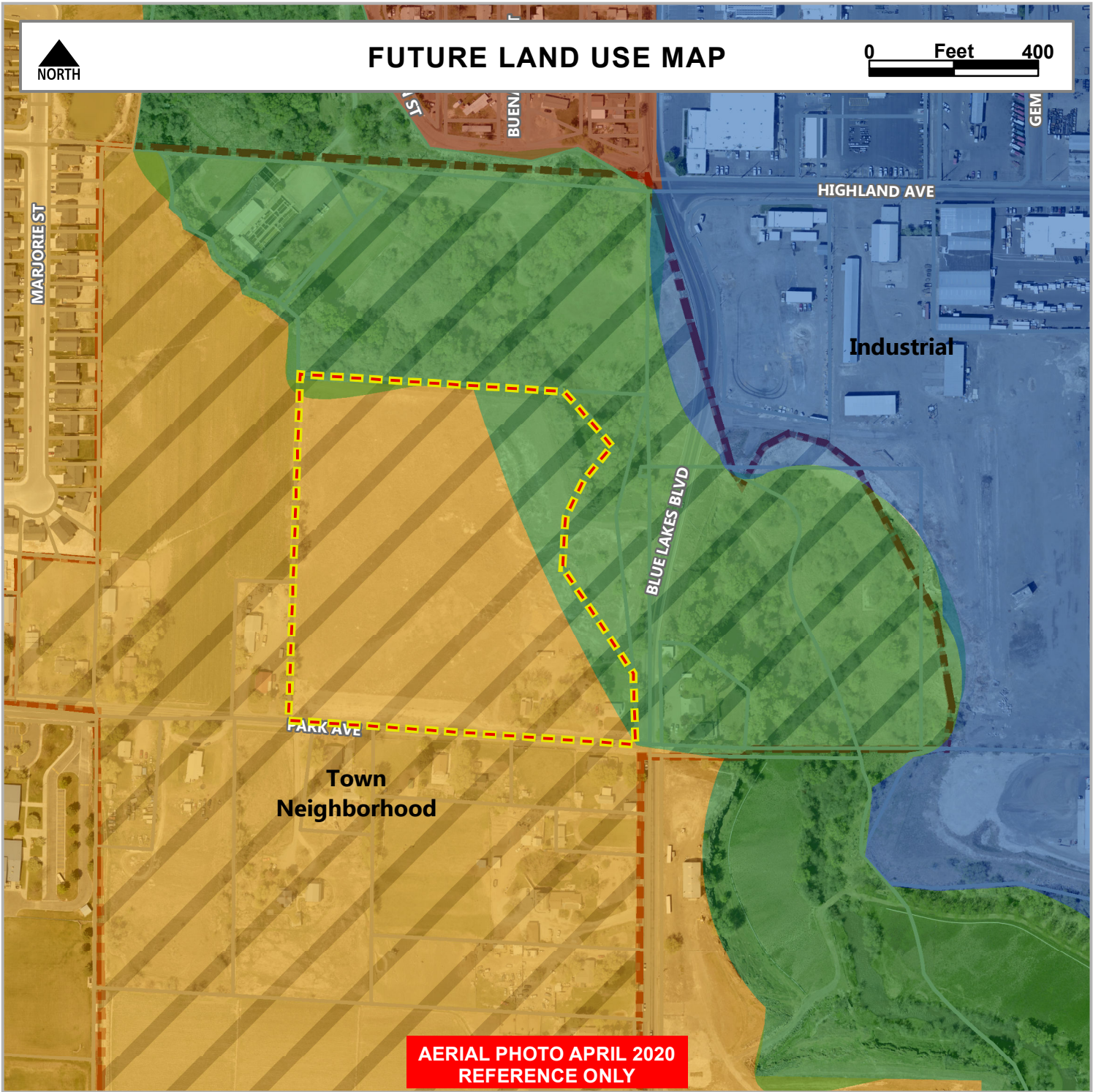




# PRECEDENTS/EXTERIOR







- Town Neighborhood
- Open Space
- Commercial
- Industrial







**Date:** Tuesday, June 28, 2022  
**To:** Planning and Zoning Commission  
**From:** Lisa Strickland

## **ACTION ITEM**

### **Request:**

Request for a Special Use Permit for a sixty (60) foot Wireless Communication Facility with a utility owned structure greater than three (3) feet on property located at 169 Madrona Street c/o Horrocks Engineering, on behalf of TDS Metrocom, LLC. (PZ22-0076)

### **Time Estimate:**

Approximately 5-10 minutes with questions/comments to follow.

### **Background:**

This is a request for a sixty (60) foot wireless communication tower with a utility-owned structure greater than 3 feet above ground and more than 25 sq ft in area.

### **Approval Process:**

The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application.

The Commission shall decide on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months, or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony, and minutes of the previous hearing to reach a decision on the appeal.

Standards Applicable to Special Uses:

- Will, in fact, constitute a special use as established by zoning requirements for the zone involved.
- Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.
- Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
- Will not be hazardous or disturbing to existing or future neighboring uses.
- Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services.
- Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
- Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

- Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

**Budget Impact:**

n/a

**Regulatory Impact:**

**Per City Code 10-4-8** states, a special use permit is required for a utility-owned structure greater than 3 feet above the ground and more than 25 sq ft in area.

**Per City Code 10-7-17 (A) 4 Wireless Communications Facilities**

New Freestanding Towers: No new tower shall be permitted unless the applicant demonstrates that no existing tower or structure can accommodate the applicant's proposed wireless communication facility. Evidence submitted to demonstrate the unavailability of other towers or structures shall address all the following:

1. An RF engineering analysis of all utility poles, regardless of height, and of all towers or structures thirty-five feet (35') in height or higher, within a one thousand three hundred twenty-foot (1,320') radius of the proposed wireless communication facility site.
2. The fees, costs or contractual provisions required by the owner to share an existing tower or structure or to adapt an existing tower or structure for collocation are unreasonable. Costs exceeding new tower development are presumed to be unreasonable.

**Per City Code 10-7-17 (C) 4 Standards**

Freestanding:

1. Height: Freestanding towers shall not exceed one hundred feet (100') in height as measured from the ground.
2. Setback: Setbacks shall be measured from the base of the tower to the property line of the parcel on which it is located. Towers shall be set back from all residential and residentially zoned property one hundred twenty five percent (125%) of the tower height as measured from ground level.
3. Color: Freestanding towers shall be a neutral color, simulate a standard utility pole, or otherwise be camouflaged or disguised so as to make the tower as unobtrusive as possible.
4. Attachment: The antenna shall be either fully concealed within the tower or face mounted (not to exceed 18 inches from the face of the tower). Standoffs and amps platforms are prohibited.
5. Landscaping: Landscaping and screening shall be installed to visually screen the support structure and aboveground equipment enclosures. Landscaping and screening shall consist of a combination of trees, foliage and shrubs of dense spacing in the form of either: 1) a screening wall or fence surrounded by a five foot (5') wide landscape planter; or 2) a ten foot (10') wide landscape planter without a screening wall or fence. All landscaping shall be watered, fertilized and maintained as necessary. All dead plantings shall be replaced within thirty (30) days.
6. Lighting: Lighting of antennas or support structures shall be prohibited except as required by the FAA.
7. Maintenance: All facilities and landscaping shall be properly maintained. (Ord. 2678, 1-16-2001)

**Per City Code 10-13-2-2:** Upon Granting A Special Use Permit, Conditions May Be Attached To A Special Use Permit Including, But Not Limited To, Those:

1. Minimizing adverse impact on other developments.
2. Controlling the sequence and timing of development.
3. Controlling the duration of development.
4. Assuring that development is maintained properly.
5. Designating the exact location and nature of development.
6. Requiring the provision of on-site or off-site public facilities or services.
7. Requiring more restrictive standards than those generally required in this Title.

The 2016 Comprehensive Plan; “Grow With Us” designates this area as appropriate for “Mixed Use.” Mixed use allows high-intensity mixed use development in a compact, pedestrian-oriented environment. The staff has determined the proposed use is compatible with the comprehensive plans.

#### **History:**

This property housed a non-conforming land use until a few years ago, the property was sold and permits were pulled to renovate the building for tenant spaces. Tilson/TDS recently purchased the building with plans to house office, store equipment and manage the fiberoptic service. There is no other significant zoning history for the property.

#### **Analysis:**

Tilson/TDS is a fiberoptics company that has been working to move forward with plans to install fiberoptics throughout the City of Twin Falls. They have submitted several requests for special use permits to install utility cabinets throughout the city. The cabinets are used to manage the service. The network of fiberoptics will then be managed from a centralized utility site located at 169 Madrona St. At this location, a utility structure will be installed on site. Along with the utility structure, the applicant is requesting approval for a sixty foot (60') wireless communication tower (WCT). The WCT will be installed on site along the south side of the building and will be operated and connected to the utility structure to be located on the west side of the building. The WCT will be used to receive TV signals and will not transmit signals. The antenna placed on the utility pole is for receiving off-air TV channels. The plan is to screen the utility building and provide a secure area to house the equipment while managing and providing a fibreoptic service. Staff has reviewed the request and finds that the WCT meets all of the setback requirements for a freestanding tower, the landscape design and proposed location are planned to reduce impacts on the neighbors. Staff does not foresee any negative impacts related to the request.

#### **Conclusion:**

Upon conclusion, should the request be approved, as presented, staff recommends the following condition:

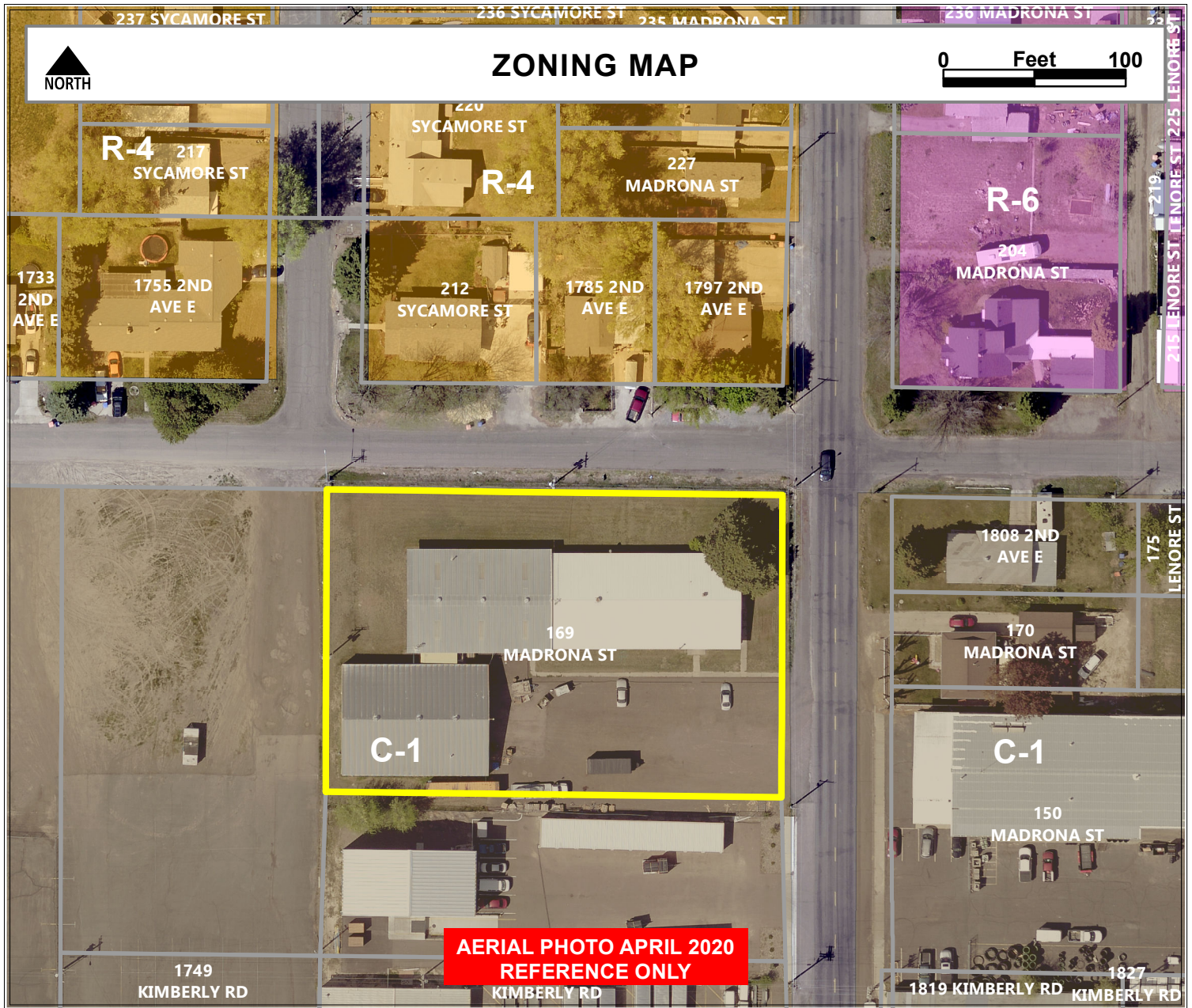
1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

#### **Attachments:**

1. Zoning Map
2. Future Land Use Map
3. Narrative
4. Utility Structure Site Plan
5. Tower Specs
6. Face Mount Antenna
7. WCT Photo

8. WCT Site Location
9. Landscape Plan
10. Screening
11. Co-location Statement





**Subject Property**

Current Zone: C-1  
 Proposed Zone: C-1  
 Existing Land Use: Vacant  
 Proposed Land Use: Fiberoptic Office & Equipment  
 FLU Designation:

**Zoning**

- C-1
- R-4
- R-6

**Surrounding Properties**

North: 2<sup>nd</sup> Ave E  
 South: U-Haul  
 East: Madrona St  
 West: Vacant Lot

**Applicable Zoning Regulations**

10-1, 10-4-8, 10-13-2.2





# Future Land Use

- Commercial
- Town Neighborhood



### **TDS Narrative for Twin Falls, ID**

TDS Metrocom proposes the installation of a private utility network to provide the community with local television stations. The installation consists of an unmanned utility building and 60' self-support utility pole with a UHF antenna. The stations are received wirelessly through the antenna, it does not transmit any signal, instead it travels down the pole and goes out to subscribers through underground fiber optic cables. The TDS property is in the geographical center of the intended service area and cannot be co-located on any nearby structures. The pole meets the height requirement as it is less than 100' tall.

The utility pole is located on an area of the property that meets all City setback requirements.

The utility pole is a neutral gray color and will have a face mount to reduce visual impact and meet the City mount requirement, there will not be a platform on the pole. The installation does not emit noise, odor or vibration, also will not interfere with other transmitting systems within the area as it does not transmit frequency; thus fulfilling City requirements.

The building will be accessed by a paved drive which will include parking for a utility service vehicle. It will be periodically accessed for service but will not typically be occupied. The building will have a diesel generator for backup power in the event of a power loss.

The building, gravel service area, generator, and utility pole will be surrounded by a Trex-style fence and a locked security gate. The facility will be screened from neighbors by a combination of fencing, landscaping planters with shrubs and trees, and other buildings already located on the site. This is depicted on the landscaping page of the construction drawings submitted with the application.

Regarding the buildings already located on the property; it is unclear as to what the other buildings will be used for at this time, but once the offices are engineered, TDS will submit the proper permits for that space as appropriate.

April 8, 2022

City of Twin Falls Community Development Services  
Twin Falls Planning and Zoning  
P.O. Box 1907  
203 Main Ave. E,  
Twin Falls, ID 83301

**SUBJECT: Special Use Permit Application – TDS Metrocom, LLC**

**Dear Twin Falls Planning and Zoning:**

On behalf of TDS Metrocom we are submitting this Special Use Permit Application for the parcel location at **169 Madrona St** in **Twin Falls**. Parcel: RPT4801002001B.

**Project Details**

The proposed project includes the installation of a telecommunications utility building. The building will be accessed by a paved drive which will include parking for a utility service vehicle. The building will be periodically accessed for service but will not typically be occupied. The building and paved service area will be surrounded by a Trex style wall and a locked security gate. The facility will be screened from neighbors by a combination of the Trex style wall and landscaping.

This utility building will be used only for utility purposes and is not considered a commercial cellular tower. It will be solely used by TDS Metrocom for the installation of a receiver that receives TV signal and will not transmit. The antenna placed on the utility pole is for receiving off-air TV channels.

Regarding the buildings already located on the property; it is unclear as to what the other buildings will be used for at this time, but once the offices are engineered, TDS will submit the proper permits for that space as appropriate. Currently, we are submitting for the permitting of the utility building only, as outlined on the application.

**Application Request**

We are requesting approval of a Special Use Permit Application to allow this use on the parcel.

Thank you for your kind consideration of this matter. Please let us know if you have any questions or need any further information.

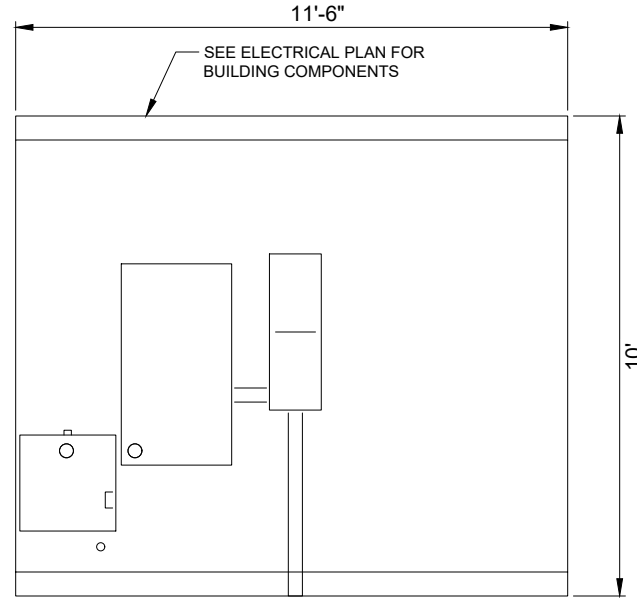
Sincerely,

*Denise Clarke*

Denise Clarke  
Director of Site Acquisition, Horrocks Engineers  
P: 970-744-8727 | E: [denise.clarke@horrocks.com](mailto:denise.clarke@horrocks.com)



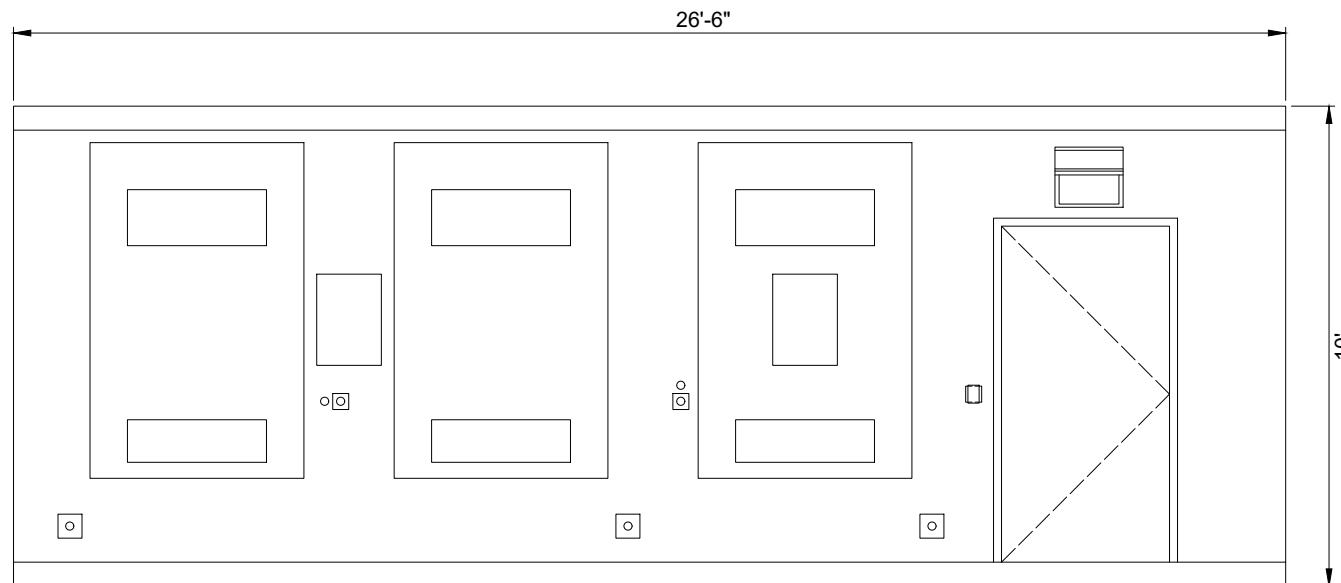
1  
-  
NTS  
EXTERIOR ELEVATION - RIGHT WALL



4  
-  
NTS  
BACK IMAGE



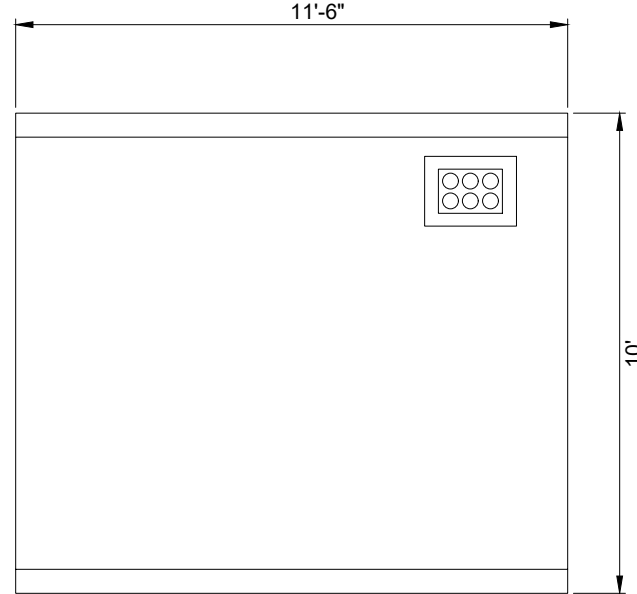
2  
-  
NTS  
EXTERIOR ELEVATION - FRONT WALL



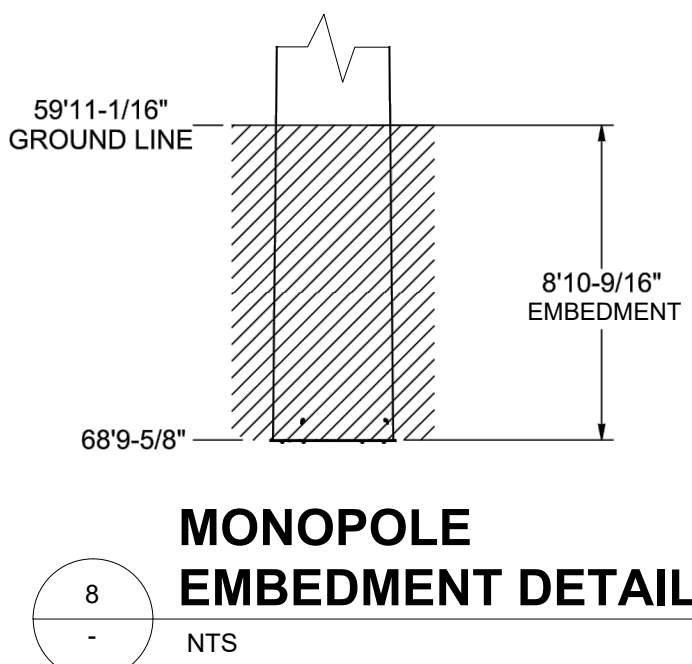
5  
-  
NTS  
LEFT FRONT IMAGE



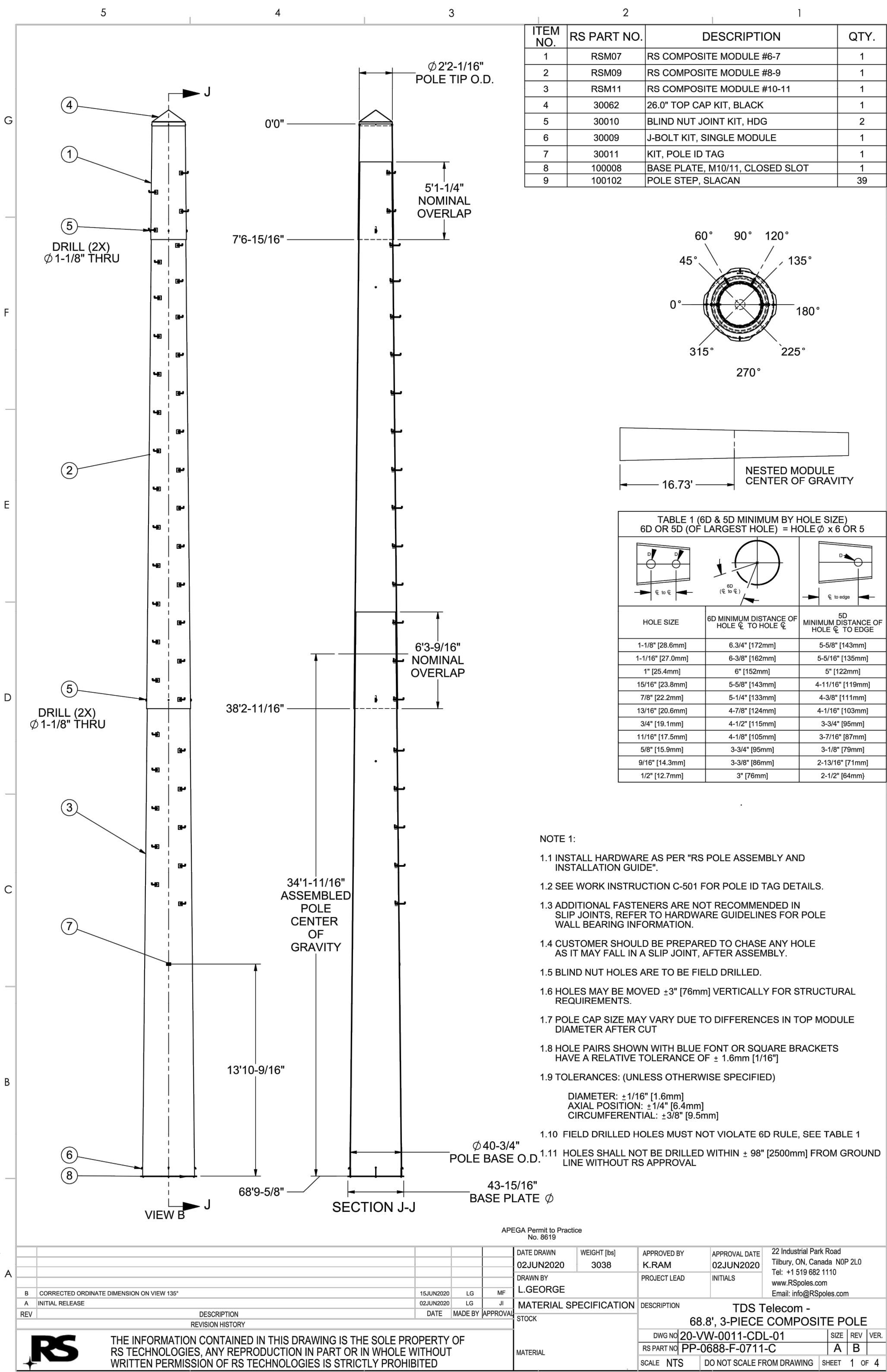
3  
-  
NTS  
EXTERIOR ELEVATION - LEFT WALL



6  
-  
NTS  
FRONT IMAGE



8  
-  
NTS  
MONOPOLE EMBEDMENT DETAIL



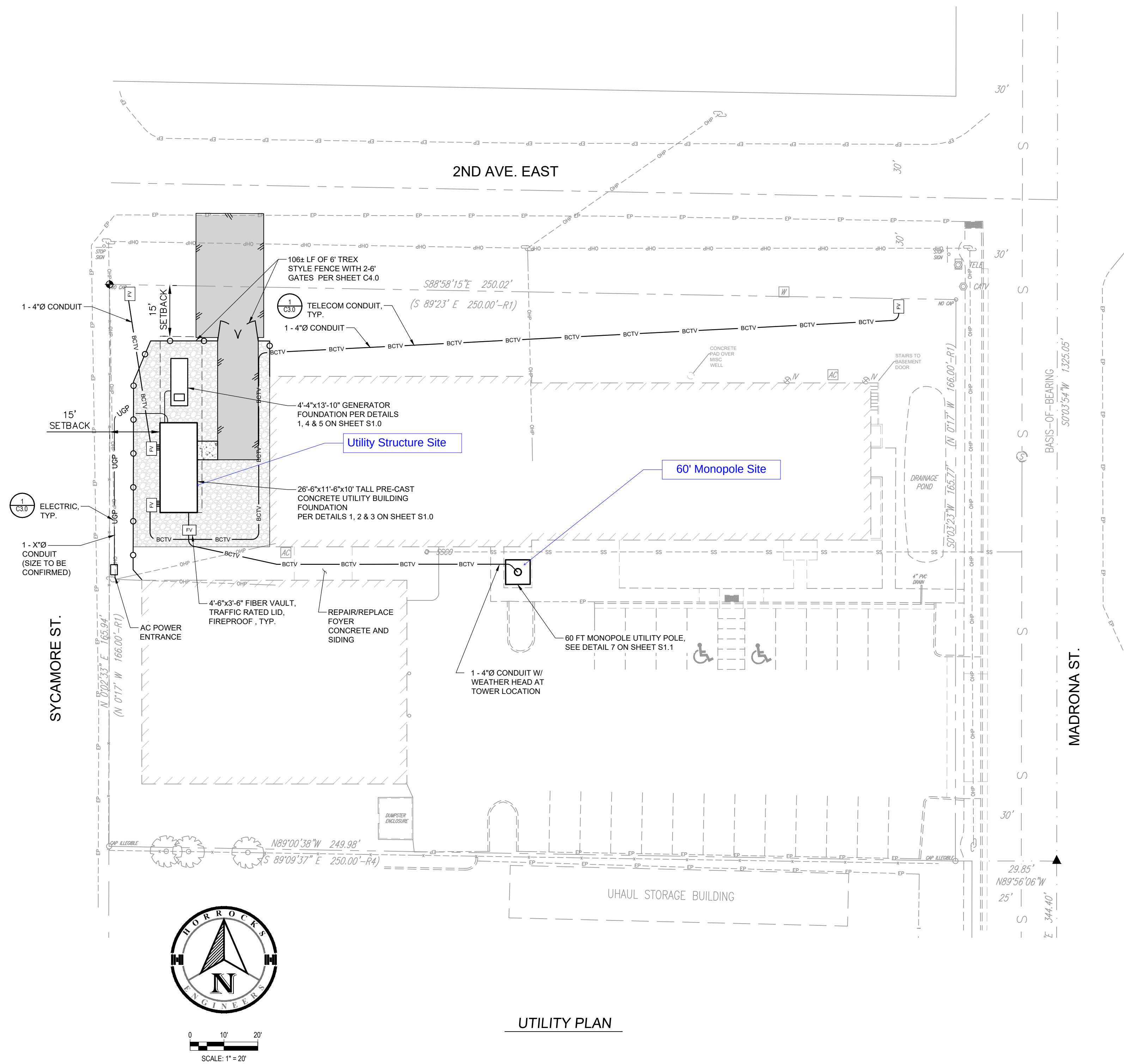
7  
-  
NTS  
60 FT MONOPOLE UTILITY POLE DIMENSION DETAIL

|           |      |    |             |            |          |                                                                                                                              |                                                                                                                                                                                                                 |                                                                                |      |           |           |               |             |
|-----------|------|----|-------------|------------|----------|------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|------|-----------|-----------|---------------|-------------|
|           |      |    |             | SCALE      |          | <div>WARNING</div> <div><div>012</div></div> <div>IF THIS BAR DOES NOT<br/>MEASURE 2" THEN<br/>DRAWING IS NOT TO SCALE</div> | <div><div>HORROCKS</div><div>ENGINEERS</div></div> <div>714 North Iron Bridge Way<br/>Suite 201<br/>Spokane, Washington 99202<br/>(509) 747-6790<br/><a href="http://www.horrock.com">www.horrock.com</a></div> | <div>TDS METROCOM</div> <div>TWIN FALLS - EXTERIOR ELEVATIONS AND FINISH</div> |      |           | DESIGNED  | DATE          | PROJECT NO. |
|           |      |    |             | HORIZONTAL | D.J.     |                                                                                                                              |                                                                                                                                                                                                                 |                                                                                |      |           | 3/21/2022 | WA-TR-4805-22 |             |
|           |      |    |             | PER PLAN   | D.J.     |                                                                                                                              |                                                                                                                                                                                                                 |                                                                                |      |           | 3/21/2022 |               |             |
| REV       | DATE | BY | DESCRIPTION |            | VERTICAL |                                                                                                                              |                                                                                                                                                                                                                 |                                                                                |      |           | CHECKED   | DATE          | DRAWING NO. |
| REVISIONS |      |    |             | PER PLAN   |          |                                                                                                                              |                                                                                                                                                                                                                 |                                                                                | B.B. | 3/21/2022 | S1.1      |               |             |

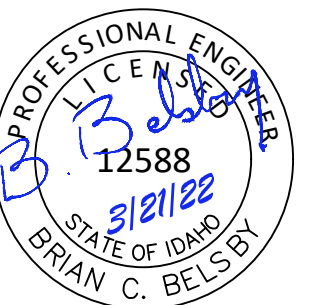








UTILITY PLAN



| REV | DATE | BY | DESCRIPTION |
|-----|------|----|-------------|
|     |      |    |             |
|     |      |    |             |
|     |      |    |             |
|     |      |    |             |

| SCALE      |
|------------|
| HORIZONTAL |
| PER PLAN   |
| VERTICAL   |
| PER PLAN   |

**WARNING**

IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE

**HORROCKS**  
ENGINEERS

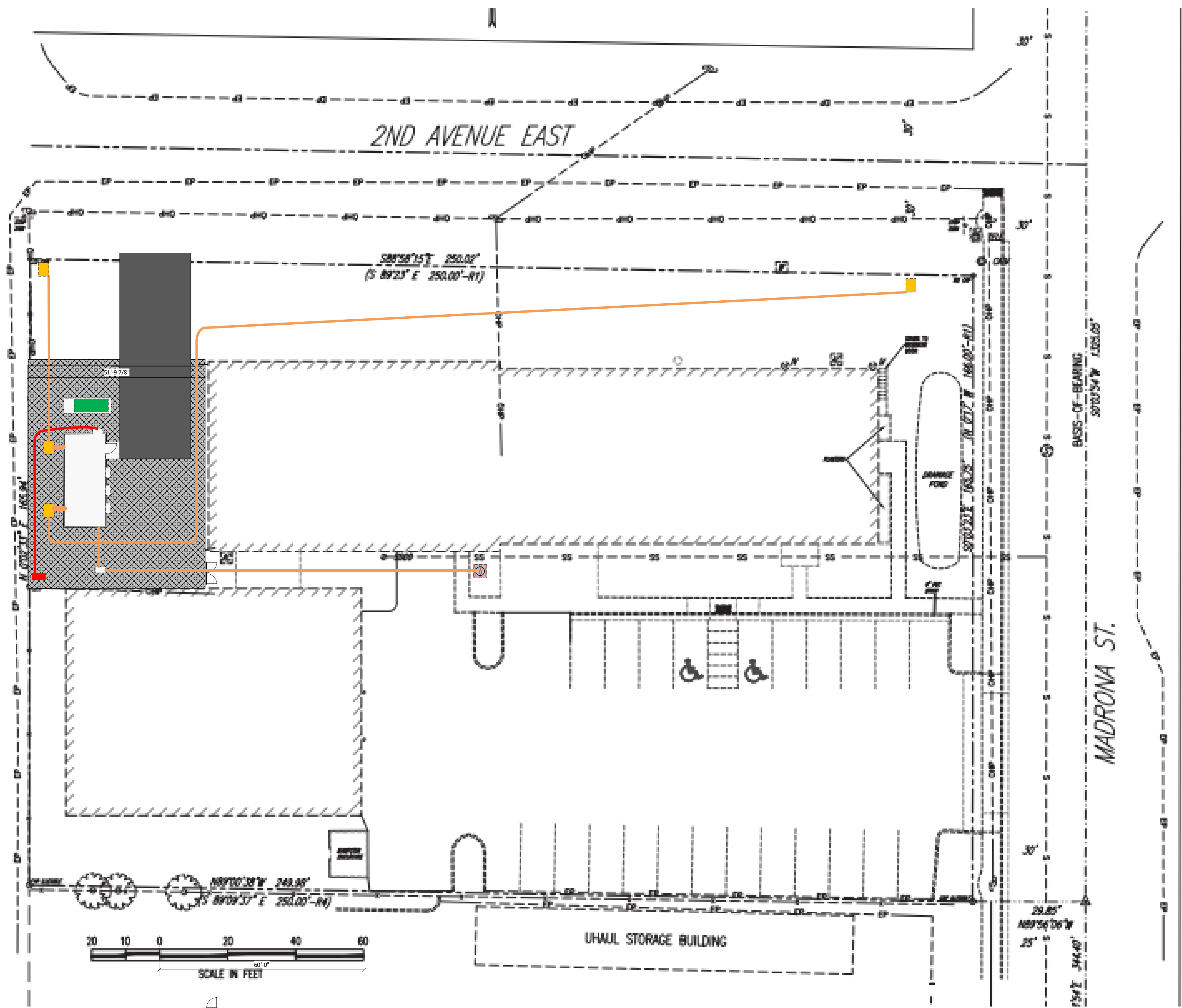
714 North Iron Bridge Way  
Suite 201  
Spokane, Washington 99202  
(509) 747-6790  
www.horrocks.com

# TDS METROCOM

## TWIN FALLS - UTILITY PLAN

|                  |                   |                              |
|------------------|-------------------|------------------------------|
| DESIGNED<br>D.J. | DATE<br>3/21/2022 | PROJECT NO.<br>WA-TR-4805-22 |
| DRAWN<br>D.J.    | DATE<br>3/21/2022 |                              |
| CHECKED<br>B.B.  | DATE<br>3/21/2022 | DRAWING NO.<br><b>C3.1</b>   |



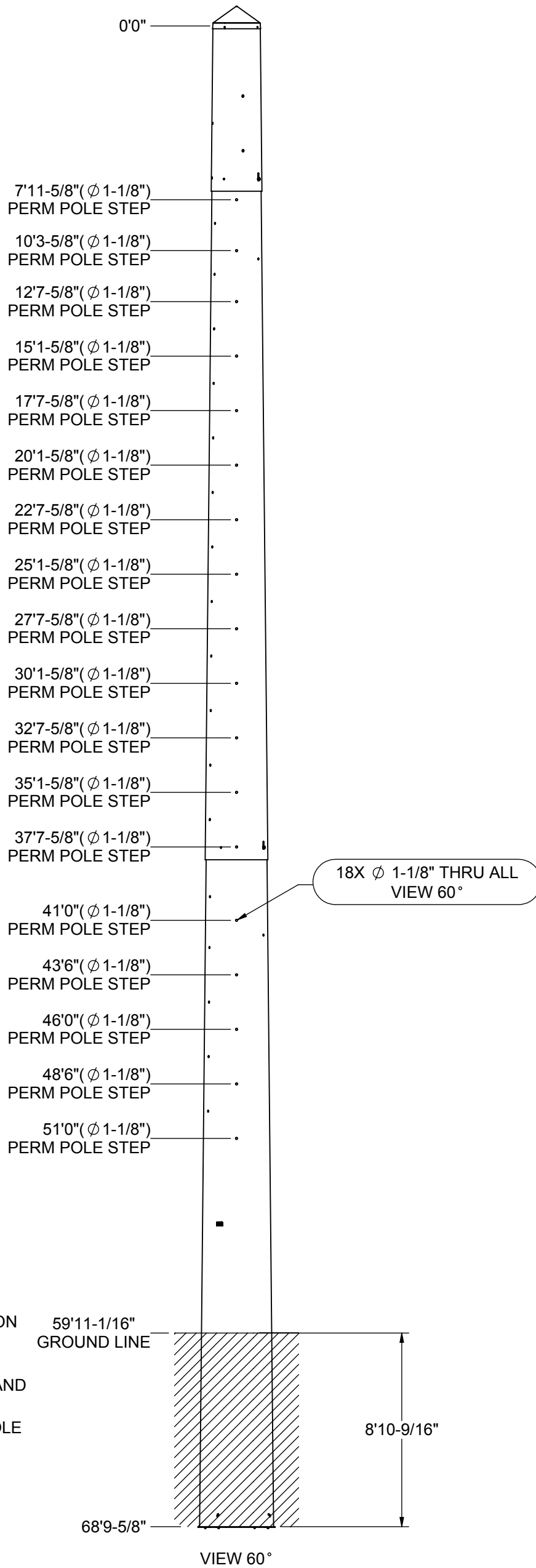
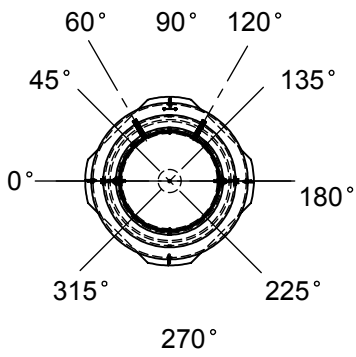








## CUSTOM HOLE DRILL LOCATION AS PER CUSTOMER



NOTE2:

## 2.1 HOLE LOCATION MEASURED FROM NOMINAL LENGTH

**2.2 EMBEDMENT BASED ON 10% OF  
OVERALL LENGTH + 24" [610mm]  
UNLESS OTHERWISE SPECIFIED BY  
CUSTOMER OR RS ENGINEERING**

2.3 ALL HOLES MARKED "DND" (DO NOT DRILL)  
ARE TO BE MARKED FOR SIZE AND LOCATION  
ONLY WITH A PERMANENT MARKER

2.4 ALL JACKING LUG HOLES TO BE DRILLED AND LABELLED BY RS POLES ORDER PREP, INCLUDING DUAL PURPOSE HOLES (EG: POLE STEP/JACKING LUG)

**APEGA Permit to Practice  
No. 8619**

|                                                                                                                                                                                                                                                                                        |                                           |  |  |  |           |                         |                               |                        |                            |                                                                                                                              |       |        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|--|--|--|-----------|-------------------------|-------------------------------|------------------------|----------------------------|------------------------------------------------------------------------------------------------------------------------------|-------|--------|
|                                                                                                                                                                                                                                                                                        |                                           |  |  |  |           | DATE DRAWN<br>02JUN2020 | WEIGHT [lbs]<br>3038          | APPROVED BY<br>K.RAM   | APPROVAL DATE<br>02JUN2020 | 22 Industrial Park Road<br>Tilbury, ON, Canada N0P 2L0<br>Tel: +1 519 682 1110<br>www.RSpoles.com<br>Email: info@RSpoles.com |       |        |
|                                                                                                                                                                                                                                                                                        |                                           |  |  |  |           | DRAWN BY<br>L.GEORGE    |                               | PROJECT LEAD           | INITIALS                   |                                                                                                                              |       |        |
| B                                                                                                                                                                                                                                                                                      | CORRECTED ORDINATE DIMENSION ON VIEW 135° |  |  |  | 15JUN2020 | LG                      | MF                            |                        |                            |                                                                                                                              |       |        |
| A                                                                                                                                                                                                                                                                                      | INITIAL RELEASE                           |  |  |  | 02JUN2020 | LG                      | JI                            |                        |                            |                                                                                                                              |       |        |
| REV                                                                                                                                                                                                                                                                                    | DESCRIPTION                               |  |  |  | DATE      | MADE BY                 | APPROVAL                      | MATERIAL SPECIFICATION |                            |                                                                                                                              |       |        |
|                                                                                                                                                                                                                                                                                        |                                           |  |  |  |           |                         | STOCK                         |                        |                            |                                                                                                                              |       |        |
|                                                                                                                                                                                                                                                                                        |                                           |  |  |  |           |                         | 68.8', 3-PIECE COMPOSITE POLE |                        |                            |                                                                                                                              |       |        |
|                                                                                                                                                                                                                                                                                        |                                           |  |  |  |           |                         | DWG NO 20-VW-0011-CDL-01      |                        |                            | SIZE                                                                                                                         | REV.  | VER.   |
|                                                                                                                                                                                                                                                                                        |                                           |  |  |  |           |                         | RS PART NO PP-0688-F-0711-C   |                        |                            | A                                                                                                                            | B     |        |
|                                                                                                                                                                                                                                                                                        |                                           |  |  |  |           |                         | SCALE NTS                     |                        | DO NOT SCALE FROM DRAWING  |                                                                                                                              | SHEET | 2 OF 4 |
|  <p>THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF RS TECHNOLOGIES, ANY REPRODUCTION IN PART OR IN WHOLE WITHOUT WRITTEN PERMISSION OF RS TECHNOLOGIES IS STRICTLY PROHIBITED</p> |                                           |  |  |  |           |                         | MATERIAL                      |                        |                            |                                                                                                                              |       |        |

54321

CUSTOM HOLE DRILL LOCATION AS PER CUSTOMER

The drawing shows a side view of a composite pole with a cross-section view at the top left. The cross-section is a circle with 17 holes spaced at 120-degree intervals. The side view shows the pole's profile with a ground line at 59'11-1/16". The total height is 68'9-5/8". The embedment depth is 8'10-9/16". The pole is divided into three sections: 20'0" (top), 20'0" (middle), and 28'8-1/2" (bottom). The holes are located at the following heights from the top: 9'-5/8" (Ø 1-1/8"), 11'-4-5/8" (Ø 1-1/8"), 13'-10-5/8" (Ø 1-1/8"), 16'-4-5/8" (Ø 1-1/8"), 18'-10-5/8" (Ø 1-1/8"), 21'-4-5/8" (Ø 1-1/8"), 23'-10-5/8" (Ø 1-1/8"), 26'-4-5/8" (Ø 1-1/8"), 28'-10-5/8" (Ø 1-1/8"), 31'-4-5/8" (Ø 1-1/8"), 33'-10-5/8" (Ø 1-1/8"), 36'-4-5/8" (Ø 1-1/8"), 39'-11" (Ø 1-1/8"), 42'-3" (Ø 1-1/8"), 44'-9" (Ø 1-1/8"), 47'-3" (Ø 1-1/8"), and 49'-9" (Ø 1-1/8"). A callout indicates 17X Ø 1-1/8" THRU ALL VIEW 120°.

0'0"

9'-5/8" (Ø 1-1/8")  
PERM POLE STEP

11'-4-5/8" (Ø 1-1/8")  
PERM POLE STEP

13'-10-5/8" (Ø 1-1/8")  
PERM POLE STEP

16'-4-5/8" (Ø 1-1/8")  
PERM POLE STEP

18'-10-5/8" (Ø 1-1/8")  
PERM POLE STEP

21'-4-5/8" (Ø 1-1/8")  
PERM POLE STEP

23'-10-5/8" (Ø 1-1/8")  
PERM POLE STEP

26'-4-5/8" (Ø 1-1/8")  
PERM POLE STEP

28'-10-5/8" (Ø 1-1/8")  
PERM POLE STEP

31'-4-5/8" (Ø 1-1/8")  
PERM POLE STEP

33'-10-5/8" (Ø 1-1/8")  
PERM POLE STEP

36'-4-5/8" (Ø 1-1/8")  
PERM POLE STEP

39'-11" (Ø 1-1/8")  
PERM POLE STEP

42'-3" (Ø 1-1/8")  
PERM POLE STEP

44'-9" (Ø 1-1/8")  
PERM POLE STEP

47'-3" (Ø 1-1/8")  
PERM POLE STEP

49'-9" (Ø 1-1/8")  
PERM POLE STEP

59'11-1/16"  
GROUND LINE

8'10-9/16"  
EMBEDMENT

68'9-5/8"

VIEW 120°

17X Ø 1-1/8" THRU ALL  
VIEW 120°

APEGA Permit to Practice  
No. 8619

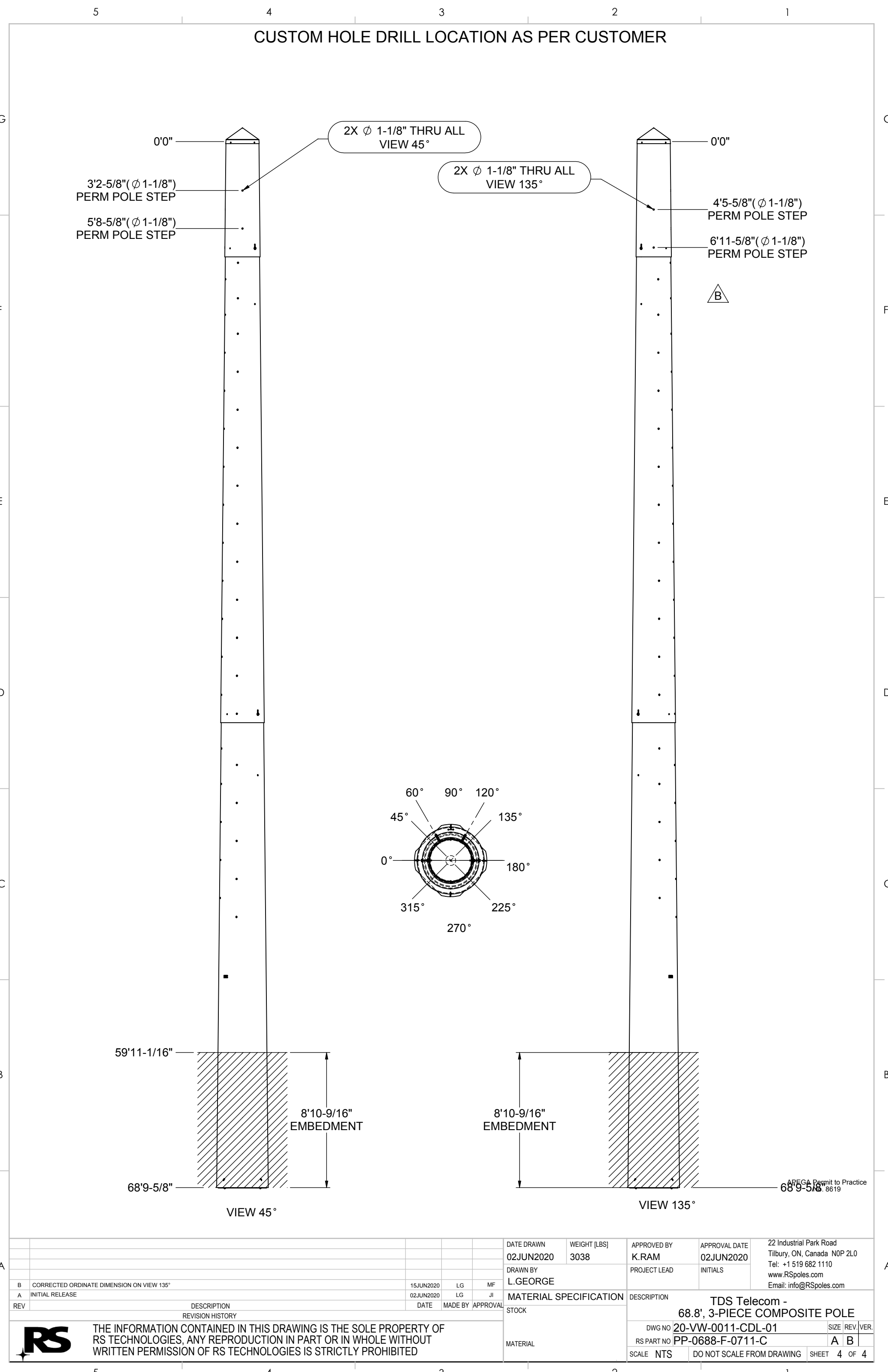
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|-----|-------------------------------------------|-----------|---------|----------|-------------------------|----------------------|-------------------------------|----------------------------|------------------------------------------------------------------------------------------------------------------------------|
|     |                                           |           |         |          | DATE DRAWN<br>02JUN2020 | WEIGHT (LBS)<br>3038 | APPROVED BY<br>K.RAM          | APPROVAL DATE<br>02JUN2020 | 22 Industrial Park Road<br>Tilbury, ON, Canada N0P 2L0<br>Tel: +1 519 682 1110<br>www.RSpoles.com<br>Email: info@RSpoles.com |
|     |                                           |           |         |          | DRAWN BY<br>L.GEORGE    |                      | PROJECT LEAD                  | INITIALS                   |                                                                                                                              |
| B   | CORRECTED ORDINATE DIMENSION ON VIEW 135° | 15JUN2020 | LG      | MF       | MATERIAL SPECIFICATION  |                      | DESCRIPTION                   |                            |                                                                                                                              |
| A   | INITIAL RELEASE                           | 02JUN2020 | LG      | JL       | STOCK                   |                      | 68.8', 3-PIECE COMPOSITE POLE |                            |                                                                                                                              |
| REV | DESCRIPTION                               | DATE      | MADE BY | APPROVAL | MATERIAL                |                      | DWG NO 20-VW-0011-CDL-01      |                            |                                                                                                                              |
|     |                                           |           |         |          |                         |                      | RS PART NO PP-0688-F-0711-C   |                            |                                                                                                                              |
|     |                                           |           |         |          |                         |                      | SCALE NTS                     |                            |                                                                                                                              |
|     |                                           |           |         |          |                         |                      | DO NOT SCALE FROM DRAWING     |                            |                                                                                                                              |
|     |                                           |           |         |          |                         |                      | SHEET 3 OF 4                  |                            |                                                                                                                              |

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WRITTEN PERMISSION OF RS TECHNOLOGIES IS STRICTLY PROHIBITED

RS

|   |                                           |           |    |    |           |              |          |                                                                    |
|---|-------------------------------------------|-----------|----|----|-----------|--------------|----------|--------------------------------------------------------------------|
|   |                                           |           |    |    | DRAWN BY  | PROJECT LEAD | INITIALS | Tel: +1 519 682 1110<br>www.RSpoles.com<br>Email: info@RSpoles.com |
| B | CORRECTED ORDINATE DIMENSION ON VIEW 135° | 15JUN2020 | LG | MF | L. GEORGE |              |          |                                                                    |

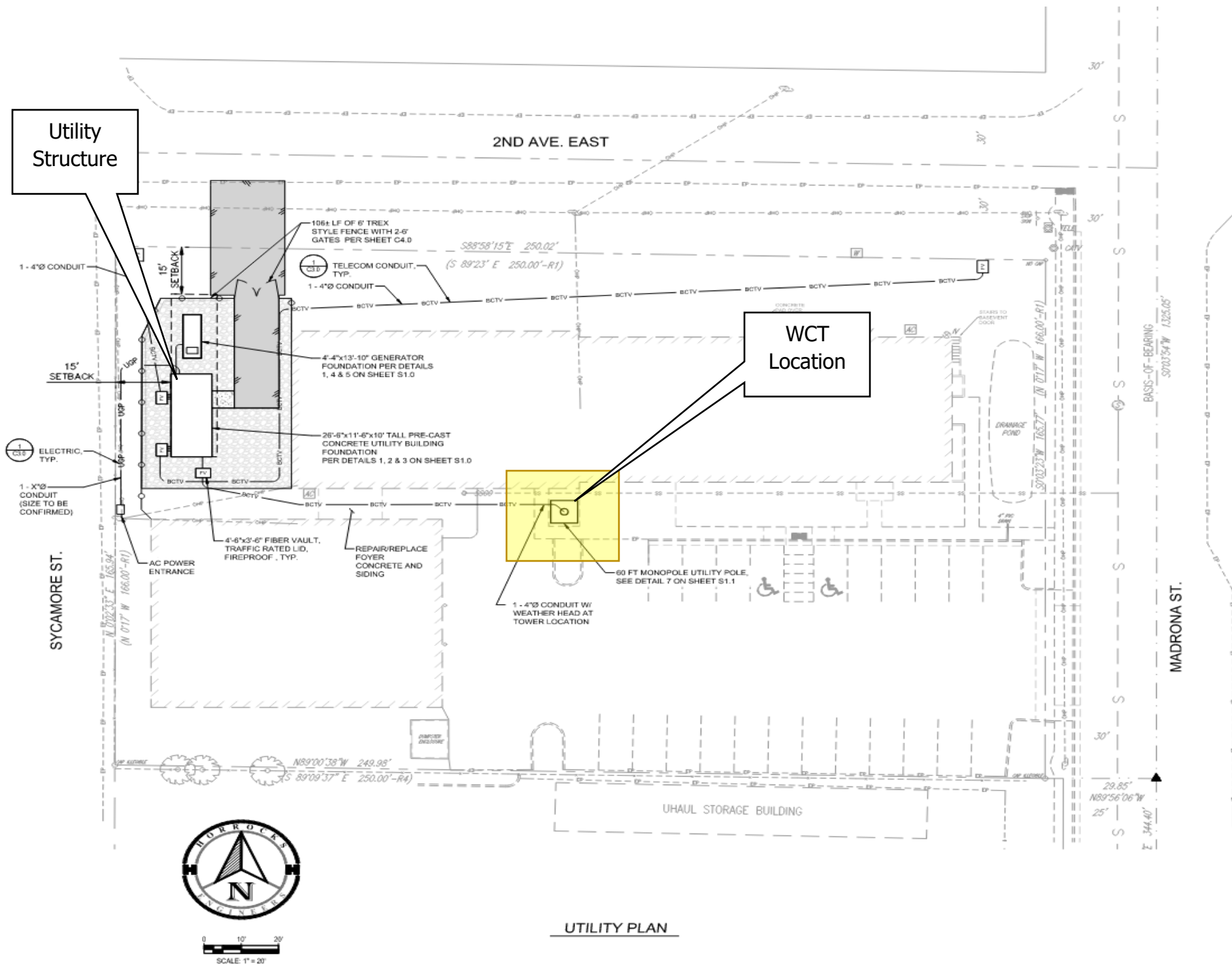
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|---|-------------------------------------------|-----------|----|----|-----------|--------------|----------|--------------------------------------------------------------------|
|   |                                           |           |    |    | DRAWN BY  | PROJECT LEAD | INITIALS | Tel: +1 519 682 1110<br>www.RSpoles.com<br>Email: info@RSpoles.com |
| B | CORRECTED ORDINATE DIMENSION ON VIEW 135° | 15JUN2020 | LG | MF | L. GEORGE |              |          |                                                                    |



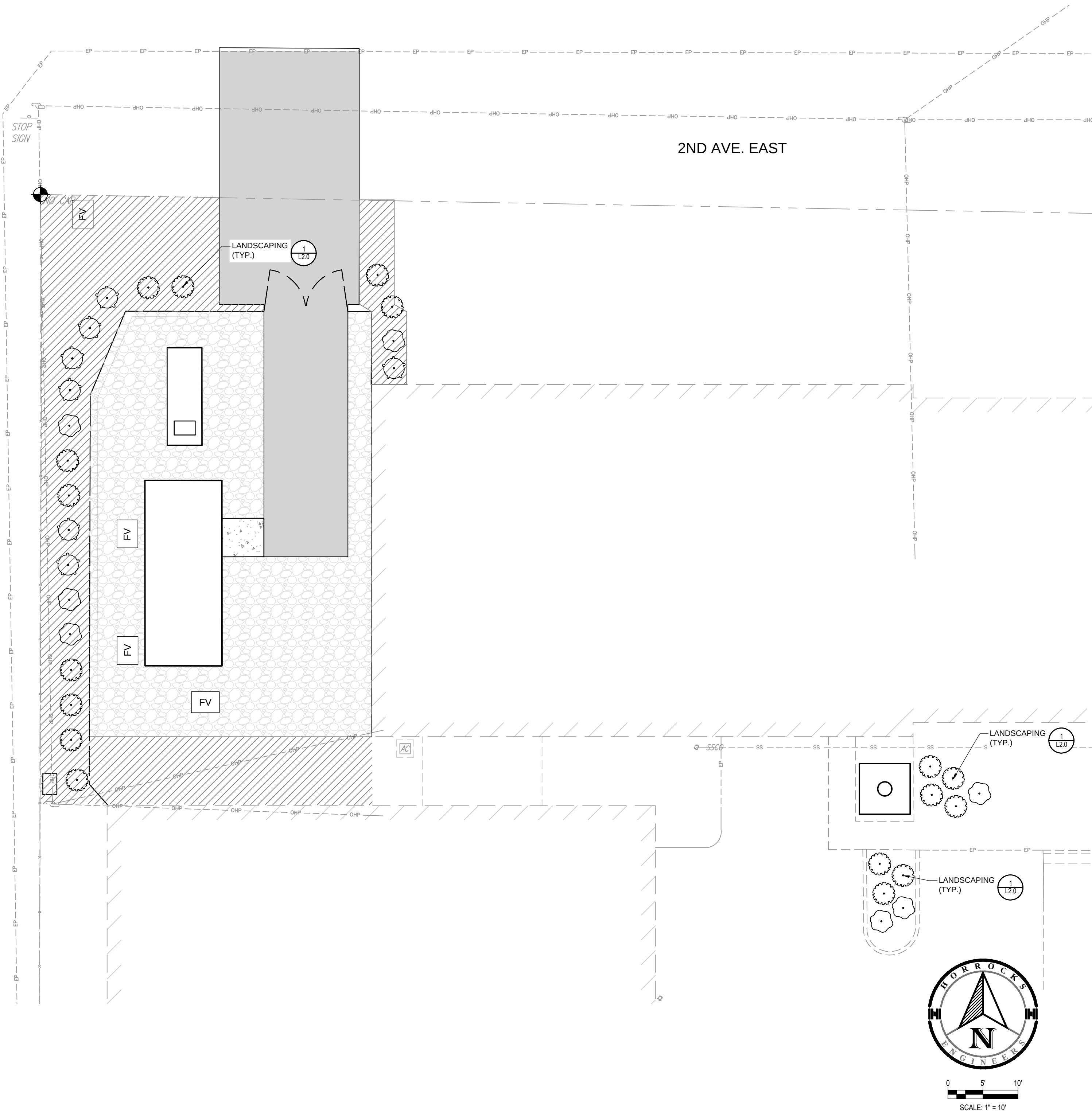












SITE INFORMATION AND CALCULATIONS

TOTAL SITE AREA (DISTURBED AREA): 4159 SF  
PROVIDED LANDSCAPE AREA (PLANTS AND GRASS): 35% = 1474 SF

| LANDSCAPE REQUIREMENT                      | CALCULATION | PROVIDED                                                             |
|--------------------------------------------|-------------|----------------------------------------------------------------------|
| CONTINUOUS EVERGREEN HEDGE AROUND FACILITY | N/A         | 31 EVERGREEN SHRUBS, SPACED 4'-6" ON CENTER AROUND PERIMETER OF WALL |
| SHRUBS AROUND GUY WIRES FOR SCREENING      | N/A         | N/A (NO GUY WIRES OUTSIDE FENCED AREA/WALL)                          |

PLANT SCHEDULE

| SHRUBS        | BOTANICAL / COMMON NAME                                        | SIZE  | QTY |
|---------------|----------------------------------------------------------------|-------|-----|
|               | JUNIPERUS CHINENSIS 'BLUE POINT'<br>BLUE POINT JUNIPER         | 5 GAL | 7   |
|               | PINUS MUGO 'BIG TUNA'<br>BIG TUNA MUGO PINE                    | 5 GAL | 17  |
|               | TAXUS X MEDIA 'HICKSI'<br>HICKS ANGLO-JAPANESE YEW             | 5 GAL | 7   |
| GROUND COVERS | BOTANICAL / COMMON NAME                                        | QTY   |     |
|               | REVEGETATION SEED MIX<br>SEED MIX TO STABILIZE DISTURBED AREAS | 1474  | SF  |

GENERAL LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
- PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. IF SUBSTITUTIONS ARE WANTED, PROPOSED CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL, PRIOR TO PLANTING.
- TOPSOIL TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS:
  - 6" DEPTH IN ALL PLANTER BED AREAS
  - 4" DEPTH IN ALL TURF SOD AREAS
  - 4" DEPTH IN ALL NEW SEED AREAS
  - 2" DEPTH IN ALL RESTORATION AREAS THAT WERE PREVIOUSLY VEGETATED.
- EDGING SHALL BE IMPLEMENTED BETWEEN ALL VARYING LANDSCAPE MATERIALS SUCH AS TURF GRASS AND BARK MULCH, BARK MULCH AND ROCK MULCH, TURF GRASS AND BROADCAST SEED, ETC. EXACT TYPE OF EDGING SHALL BE INDICATED ON THE PLANS. IF NO EDGING IS INDICATED ON THE PLANS A 6" X 6" SLIP FORMED, SQUARE CONCRETE CURB SHALL BE USED.
- LANDSCAPE ROCK AND BARK MULCH COLOR AND TYPE TO BE APPROVED BY OWNER. SUBMIT SAMPLES FOR APPROVAL PRIOR TO INSTALLATION. MULCH MATERIAL SHALL BE IMPLEMENTED IN ALL PLANTER BED AREAS INDICATED ON THE PLANS AT THE FOLLOWING DEPTHS:
  - 1-2" DIAMETER FRACTURED STONE: 4"
  - 2-4" DIAMETER FRACTURED STONE: 4"
  - STONE LARGER THAN 4" IN DIAMETER: DEPTH SHALL BE TWICE THE DIAMETER OF THE SMALLEST STONE IN THE SPECIFIED GRADATION
  - 1-2" COBBLE MULCH: 4"
  - 2-4" COBBLE MULCH: 6"
  - PULL MULCH MIN. OF 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
- INSTALLATION SHALL COMPLY WITH ALL NATIONAL, STATE AND LOCAL LAWS AND ORDINANCES.
- ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS OF THE QUALITY AND PERFORMANCE SPECIFIED, AND SHALL MEET THE REQUIREMENTS OF THIS SYSTEM. USE MATERIALS AS SPECIFIED. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT WRITTEN PERMISSION OF THE OWNER OR LANDSCAPE ARCHITECT.
- BASE PLAN & LOCATION OF EXISTING EQUIPMENT ARE SCHEMATIC IN NATURE. FIELD VERIFY ALL BASE & EXISTING ELEMENTS PRIOR TO CONSTRUCTION & PROVIDE NECESSARY ADJUSTMENTS.
- ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED ON A REGULAR SCHEDULE DURING THE FIRST GROWING SEASON.
- THE CONTRACTOR SHALL WARRANTY ALL PLANT MATERIAL FOR ONE-YEAR AFTER DATE OF FINAL ACCEPTANCE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND AVOIDANCE OF ALL UNDERGROUND UTILITIES DURING THE INSTALLATION OF LANDSCAPE AND IRRIGATION ELEMENTS. SHOULD ANY DAMAGE OCCUR TO UNDERGROUND UTILITIES THE CONTRACTOR SHALL REPLACE OR REPAIR THE DAMAGE AT NO ADDITIONAL COST TO THE OWNER.

|           |      |    |             |
|-----------|------|----|-------------|
|           |      |    |             |
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|           |      |    |             |
|           |      |    |             |
|           |      |    |             |
| REV       | DATE | BY | DESCRIPTION |
| REVISIONS |      |    |             |

|            |          |
|------------|----------|
| SCALE      |          |
| HORIZONTAL | PER PLAN |
| VERTICAL   | PER PLAN |

**WARNING**

IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE

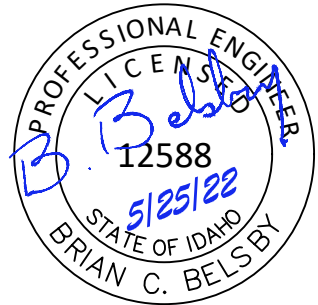
**HORROCKS ENGINEERS**

714 North Iron Bridge Way  
Suite 201  
Spokane, Washington 99202  
(509) 747-6790  
www.horrock.com

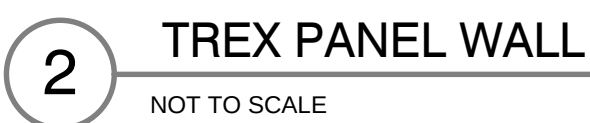
**TDS METROCOM**

TWIN FALLS - LANDSCAPING PLAN AND DETAILS

|                  |                   |                              |
|------------------|-------------------|------------------------------|
| DESIGNED<br>D.J. | DATE<br>5/25/2022 | PROJECT NO.<br>WA-TR-4805-22 |
| DRAWN<br>D.J.    | DATE<br>5/25/2022 |                              |
| CHECKED<br>B.B.  | DATE<br>5/25/2022 | DRAWING NO.<br><b>L1.0</b>   |









April 8, 2022

City of Twin Falls Community Development Services  
Twin Falls Planning and Zoning  
P.O. Box 1907  
203 Main Ave. E,  
Twin Falls, ID 83301

RE: Special Use Permit Application  
Parcel located at 169 Madrona St, Twin Falls, ID  
Parcel: RPT4801002001B

### **Supplemental Evidence in Regard to Co-Location**

#### **3. Evidence demonstrating the unavailability of co-location**

This utility building will be used only for utility purposes and is not considered a commercial cellular tower (not wireless, fiber only). It will be solely used by TDS Metrocom for the installation of a receiver that will receive TV signal and will not transmit. The antenna placed on the utility pole is for receiving off-air TV channels.

**7. A signed and notarized statement by the applicant agreeing to accommodate co-location of additional antennas on the tower and that the applicant agrees to enter into leases with other providers allowing use of the tower at a monthly lease rate not to exceed one-half the capital cost of the tower.** Not Applicable, see explanation above.

**8. Certification from the applicant's engineers that co-location of additional antennas for at least one additional provider is possible on the proposed pole.**

Not Applicable, see explanation above.

**9. Provide a signed and notarized statement by the landholder that allows other providers to locate equipment on the subject property and provides that if the provider fails to remove the wireless communication facility and equipment within one hundred eighty (180) days of its discontinued use, the responsibility for removal shall belong to the landholder.**

Not Applicable, see explanation above.



**Date:** Tuesday, June 28, 2022  
**To:** Planning and Zoning Commission  
**From:** Ian Zollinger

## **ACTION ITEM**

### **Request:**

Request for a Special Use Permit to allow self-storage facility on property located at 2875 Kimberly Road c/o Jesse Reynolds on behalf of Riley Sorensen. (PZ22-0092)

### **Time Estimate:**

15 Minutes for presentation from Staff and the Applicant

### **Background:**

This is a request for a Special Use Permit to construct a storage unit rental facility on property located at 2875 Kimberly Road.

The property is zoned C-1 Highway Commercial.

### **Approval Process:**

The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard with regards to the application.

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months, or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony, and minutes of the previous hearing to reach a decision on the appeal.

### **Budget Impact:**

### **Regulatory Impact:**

**Per City Code 10-4-8**, an SUP is required for "Storage Unit Rentals" in the C-1 Zoning District.

### **History:**

The property was annexed into the City in 2009 and has been vacant since that time.

### **Analysis:**

#### **Comprehensive Plan Compliance:**

The 2016 Comprehensive plan designated the property as commercial. Staff has determined that the applicant's proposal is in compliance with the 2016 Comprehensive Plan.

#### **Analysis and Potential Impacts:**

The applicant proposes 8 storage unit buildings of varying square footages. The facility would contain approximately 287 storage units.

The storage facility's office hours will be Monday – Friday from 9:30 AM to 6:00PM, Saturdays from 9:00 AM to 6:00PM.

The facility would employ 2-3 employees.

A storage unit would be compatible with the surrounding area as neighboring properties are either vacant or have been developed into commercial properties. Traffic, noise, glare, or odor would be minimal.

Per City Code Title 10-13-2-2 (G) Upon granting a Special Use Permit, conditions may be attached requiring additional requirements than what may be found within the zoning code title. City staff have found with the development of this property there is a need for a streetlamp (aka Luminaire) on the northeast corner of Meadowview Lane and Kimberly Road.

**Conclusion:**

Upon conclusion, should the Commission recommend approval of the request as presented, staff recommends the following:

1. Subject to the applicant installing a streetlamp at the intersection of Kimberly Rd, specifications of streetlamp to follow city standards.
  
2. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

**Attachments:**

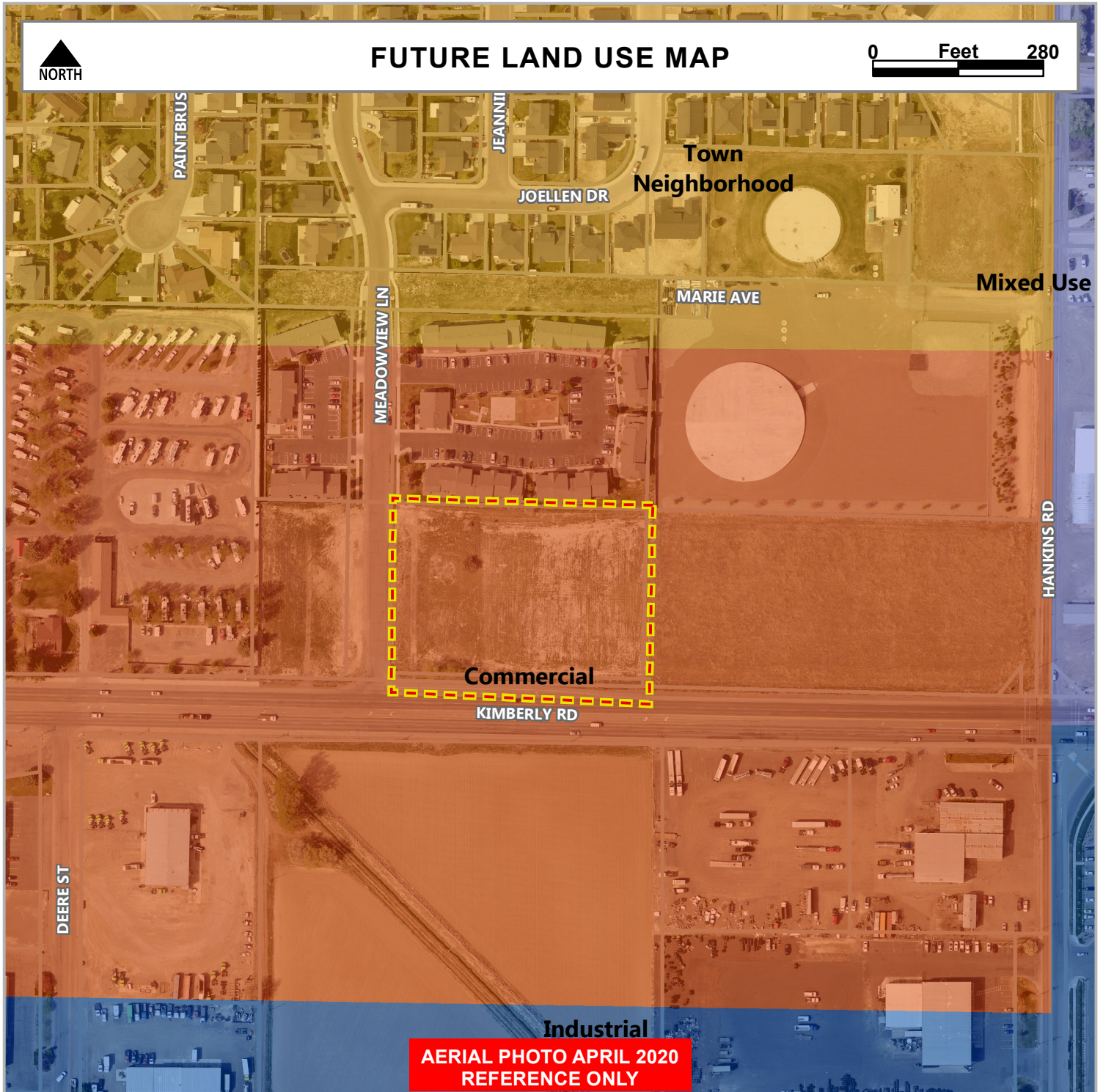
1. Future Land Use Map
2. Vicinity Map
3. Narrative
4. Site Plan
5. Elevations





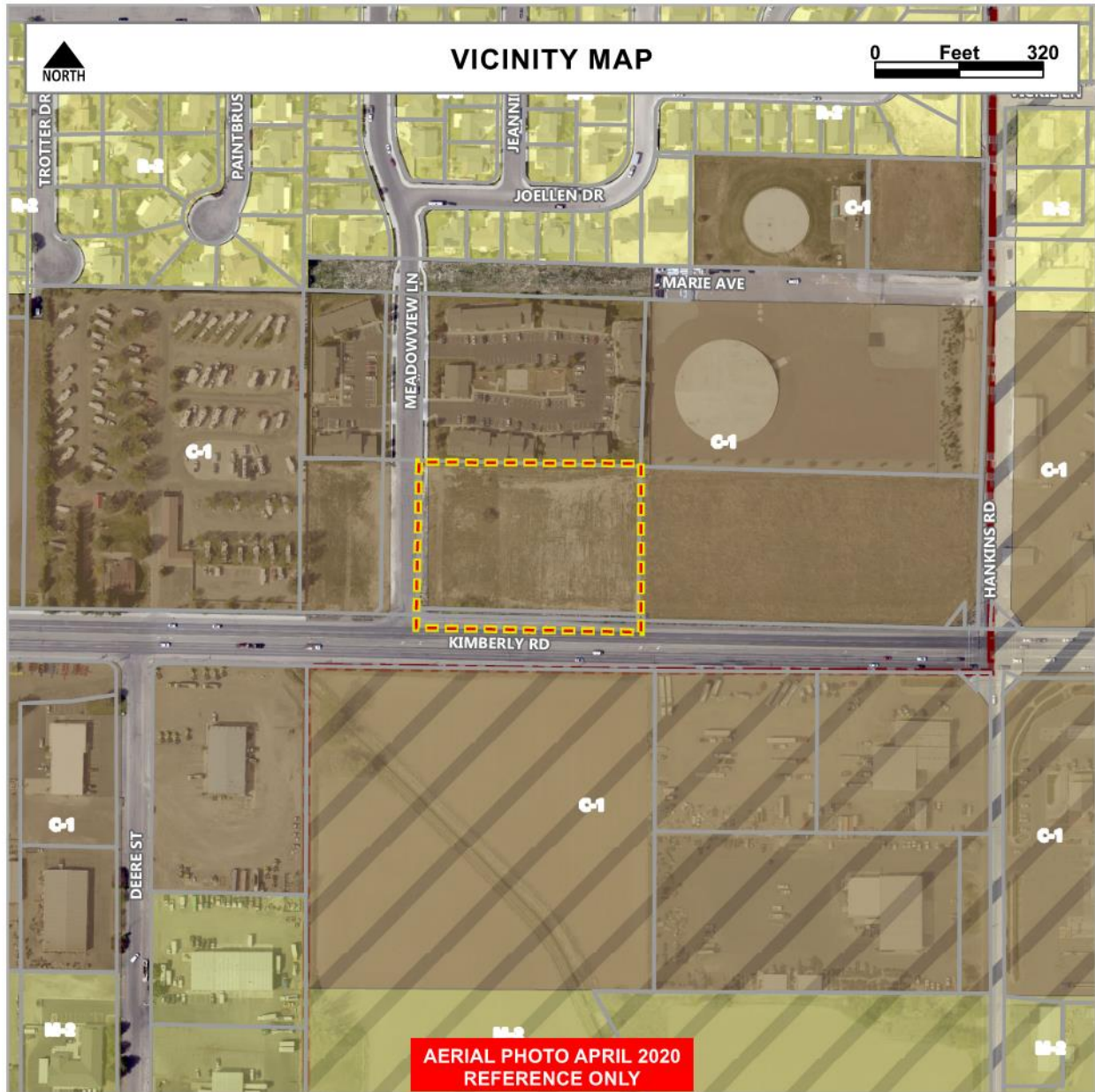
# FUTURE LAND USE MAP

0 Feet 280



- Industrial
- Commercial
- Town Neighborhood





**Current Zoning:** C-1, Highway Commercial

**Existing Land Use:** Vacant/ Undeveloped

**Comprehensive Plan:** Commercial

**Proposed Land Use:** Storage Units

**Surrounding Zoning Designations & Land Use(s)**

**North:** C-1, Highway Commercial

**East:** C-1, Highway Commercial

**South:** C-1, Highway Commercial

**West:** C-1, Highway Commercial

**Applicable Regulations**

10-1-4, 10-4-8, 10-13-2.2



a. The reason for the request: To build and operate a storage facility to provide storage to the community.

b. An explanation of the project, including:

i. Hours of operation; 9:30-6 M-F, 9-6:30 Saturdays

ii. Traffic anticipated; Little traffic anticipated and sporadic throughout the day.

iii. Number of employees: 2-3

c. An evaluation of the effects on adjoining property including the effect of such elements as:

i. Noise; Little to none

ii. Glare; None

iii. Odor; None

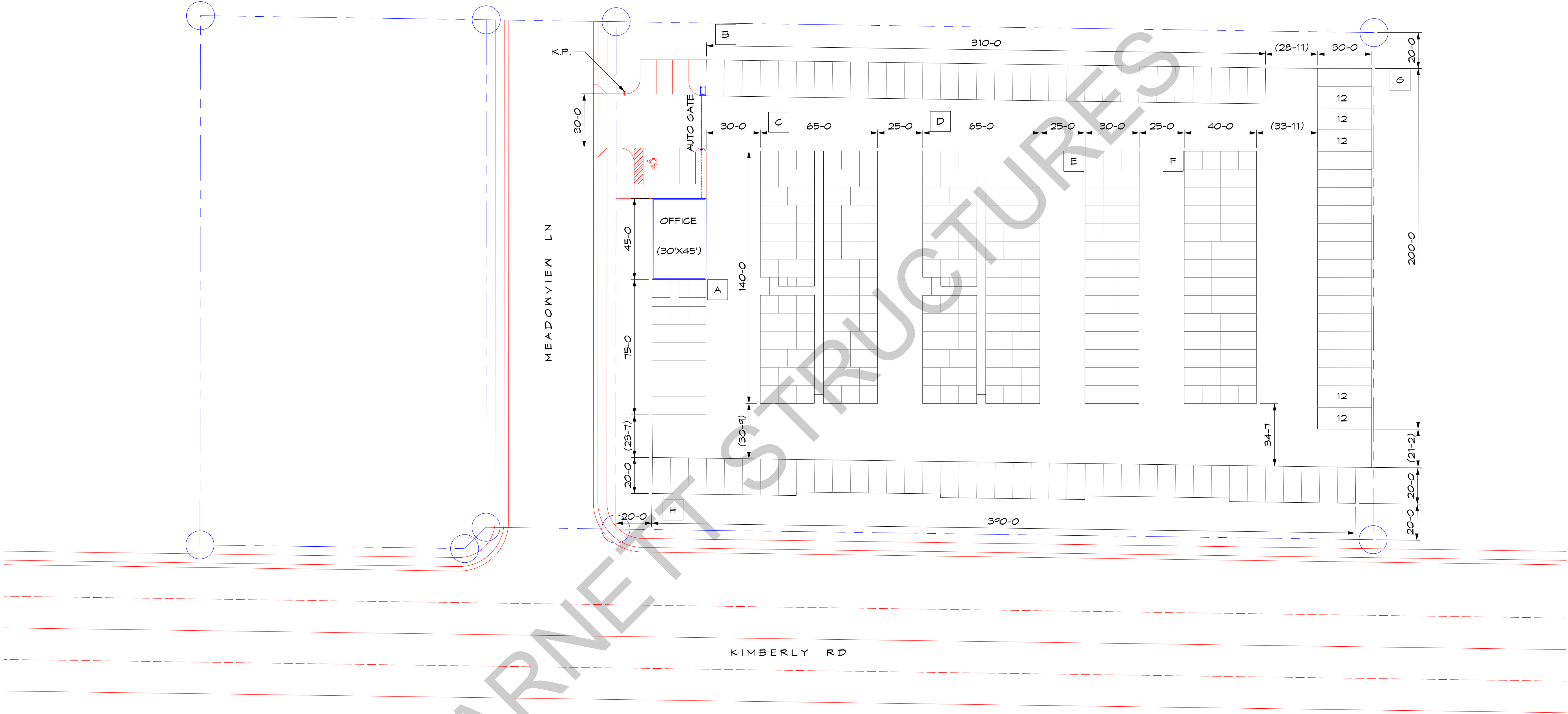
iv. Fumes and vibration on adjoining property: None

v. A discussion of the general compatibility with adjacent and other properties in the district.

Storage would be very compatible with surrounding properties as it is very low profile, little traffic, low level lighting footprint, well maintained grounds and a high end class A facility.

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| REVISION |                         |         |          |     |
|----------|-------------------------|---------|----------|-----|
| SYM.     | DESCRIPTION             | DATE    | APPROVAL | CAD |
| 1        | STORAGE LAYOUT PROPOSAL | 4/12/22 | BARNETT  | TMN |
|          |                         |         |          |     |



STORAGE LAYOUT

|   |         |   |         |
|---|---------|---|---------|
| A | - 2,250 | E | - 4,200 |
| B | - 6,200 | F | - 5,600 |
| C | - 9,100 | G | - 6,000 |
| D | - 9,100 | H | - 7,800 |

TOTAL - 50,250 SQ. FT.



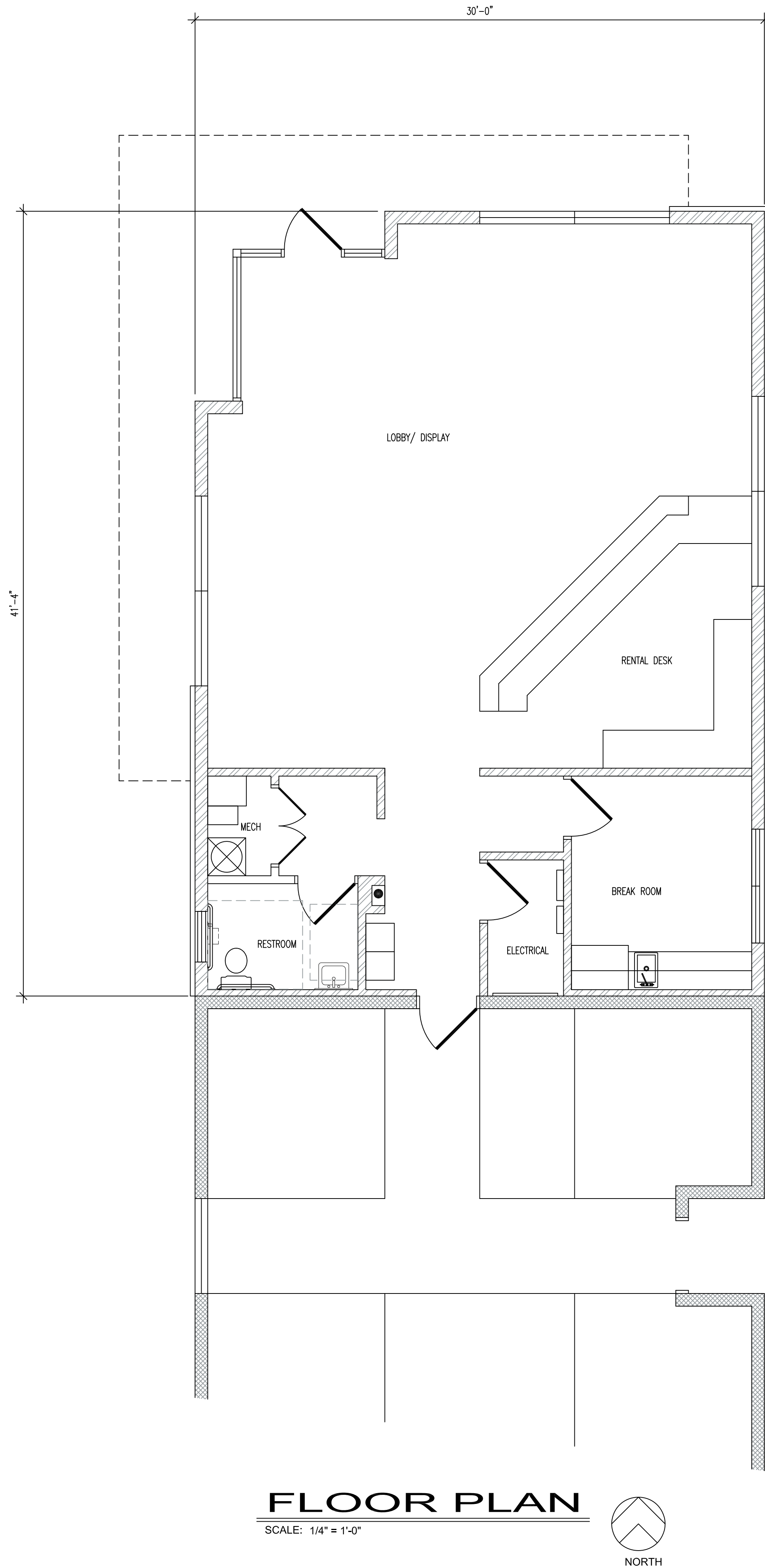
|          |                                                           |
|----------|-----------------------------------------------------------|
| DRAWN BY | TATE NIELSEN                                              |
| DRAWN BY |                                                           |
| CHECKED  |                                                           |
| ENGINEER |                                                           |
| ADDRESS: | P.O. BOX 1248<br>1199 S. MAIN<br>CENTERVILLE, UT<br>84014 |
|          | PHONE: (801) 244-2450<br>FAX: (801) 244-2439              |
|          | DO NOT SCALE DRAWING                                      |

BARNETT STRUCTURES  
KIMBERLY RD. & MEADOW VIEW LN  
TWIN FALLS COUNTY, IDAHO

STORAGE LAYOUT

|          |      |        |           |         |      |
|----------|------|--------|-----------|---------|------|
| SCALE    | SIZE | SHEET  | PROJECT # | DRAWING | REV. |
| 1" : 30' | D    | 1 OF 1 | 2219      | SL      | 1    |



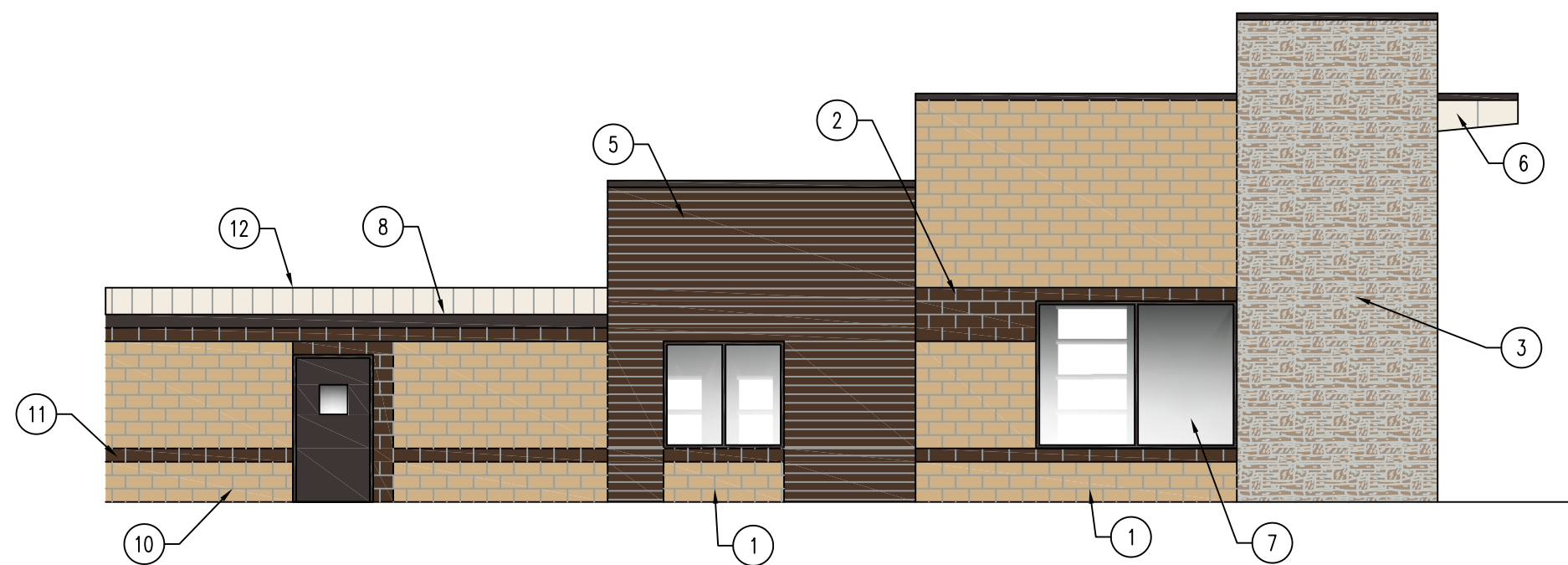


## FLOOR PLAN

SCALE: 1/4" = 1'-0"



- MATERIAL NOTES:
1. CMU VENEER - BUCKSKIN - SMOOTH FINISH
  2. SPLIT FACED CMU VENEER - DEEP BROWN
  3. SYNTHETIC STONE VENEER - HARRSTONE COPPER LEDGESTONE
  4. MBCI PANEL 7.2 VERTICAL PANELS MBCI SADDLE TAN
  5. HARDI RUSTIC SERIES SHIPLAP SIDING ALLURA DEEP BROWN
  6. METAL INSULATED PANELS - 2" THICK MBCI LIGHT STONE
  7. ALUMINUM STOREFRONT MATERIAL TO BE DARK BRONZE WITH LOW "E" GLAZING
  8. FLASHINGS AND TRIM - MBCI BURNISHED SLATE
  9. SOFFITS - MBCI ARTISAN SERIES LIGHT STONE
  10. 8" CMU WALL FINISH SMOOTH BUCKSKIN
  11. 8" SPLIT FACED CMU - DEEP BROWN
  12. STORAGE ROOF COLOR MBCI LIGHT STONE



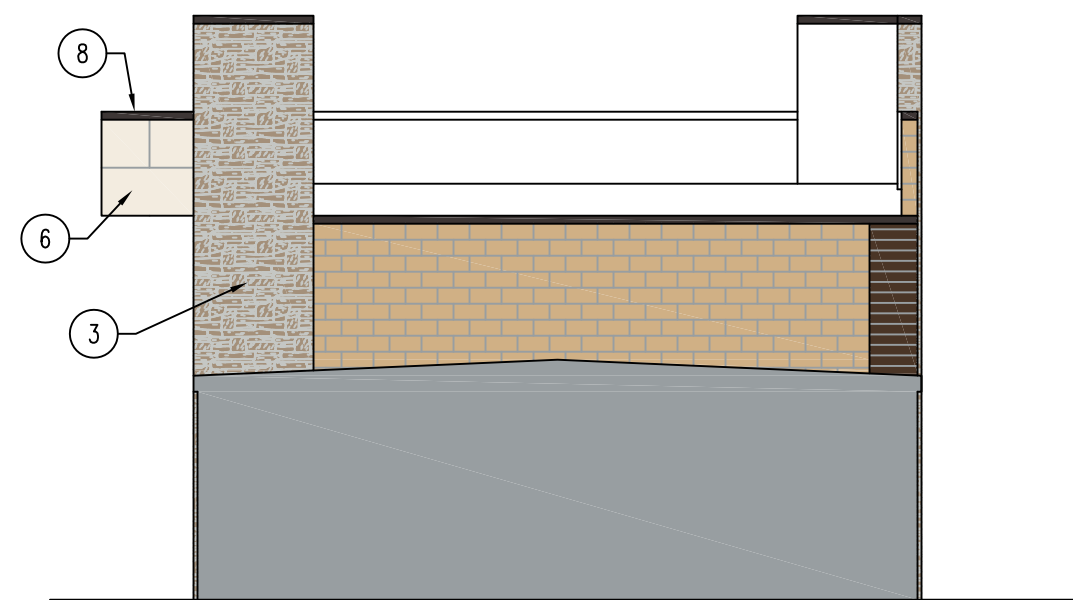
## EAST ELEVATION

SCALE: 1/8" = 1'-0"



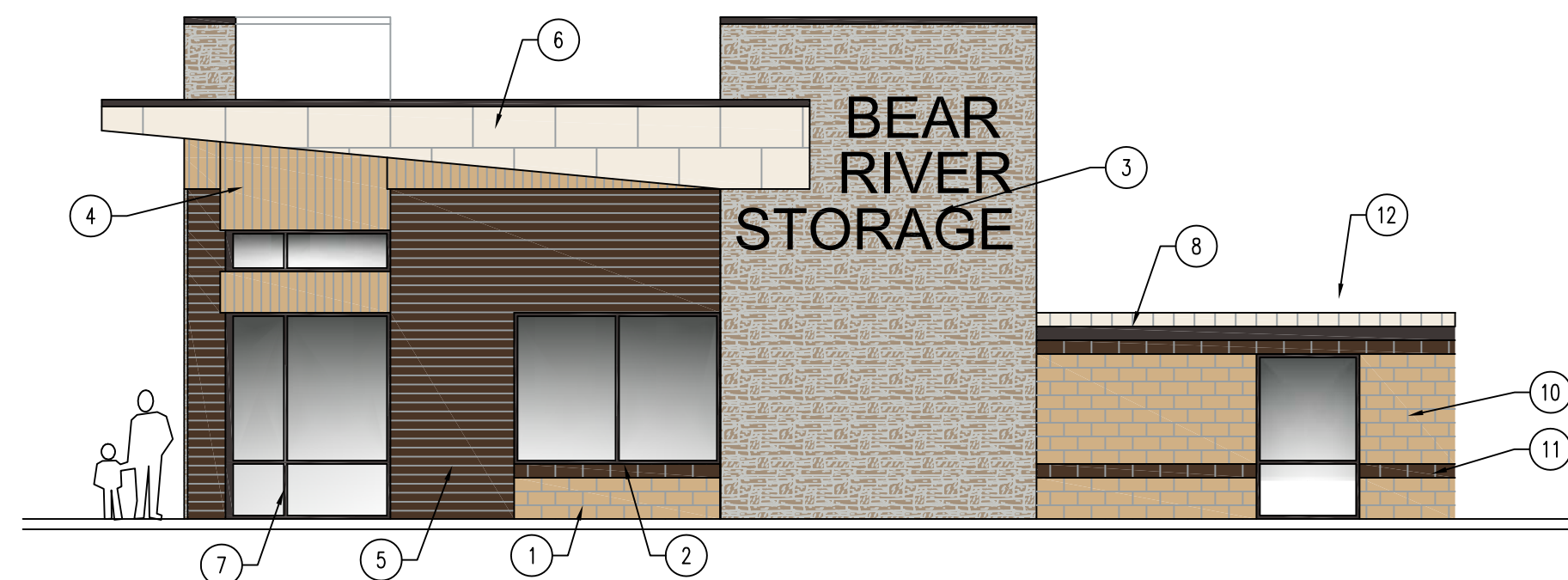
## NORTH ELEVATION

SCALE: 1/4" = 1'-0"



## SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



## WEST ELEVATION

SCALE: 1/4" = 1'-0"

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### PROPOSED NEW STORAGE BUILDINGS: BEAR RIVER STORAGE TWIN FALLS BRANCH

KIMBERLY ROAD AND MEADOW VIEW LANE  
TWIN FALLS COUNTY IDAHO

OFFICE FLOOR PLAN AND OFFICE ELEVATIONS

ARCH. PROJECT NO: XX-XXX  
DATE: X/X/X  
DRAWN BY: BRENT  
CHECKED BY:  
DESIGNED BY:

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| DATE | REVISION |
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|      |          |

SHEET TITLE

# A-1.00

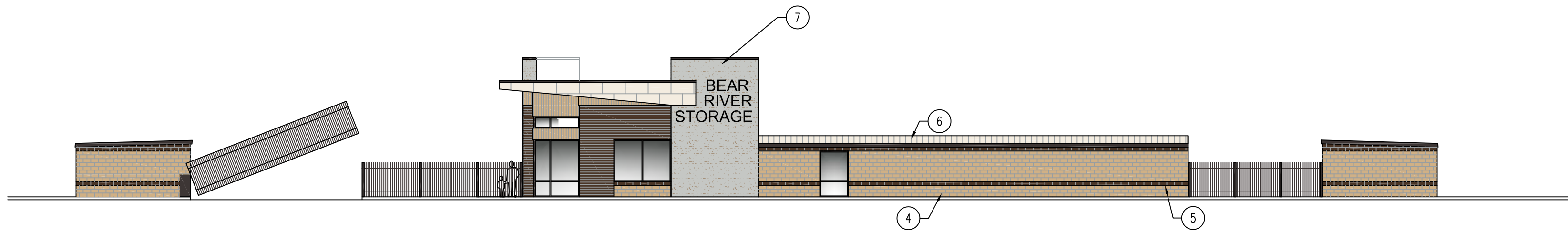
ARCHITECTURAL

VINCENT DESIGN GROUP, INC.  
ARCHITECTS AND PLANNERS

# VDG

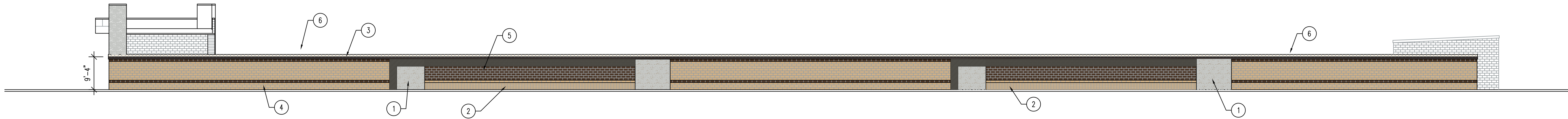
401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH (801) 484-2046





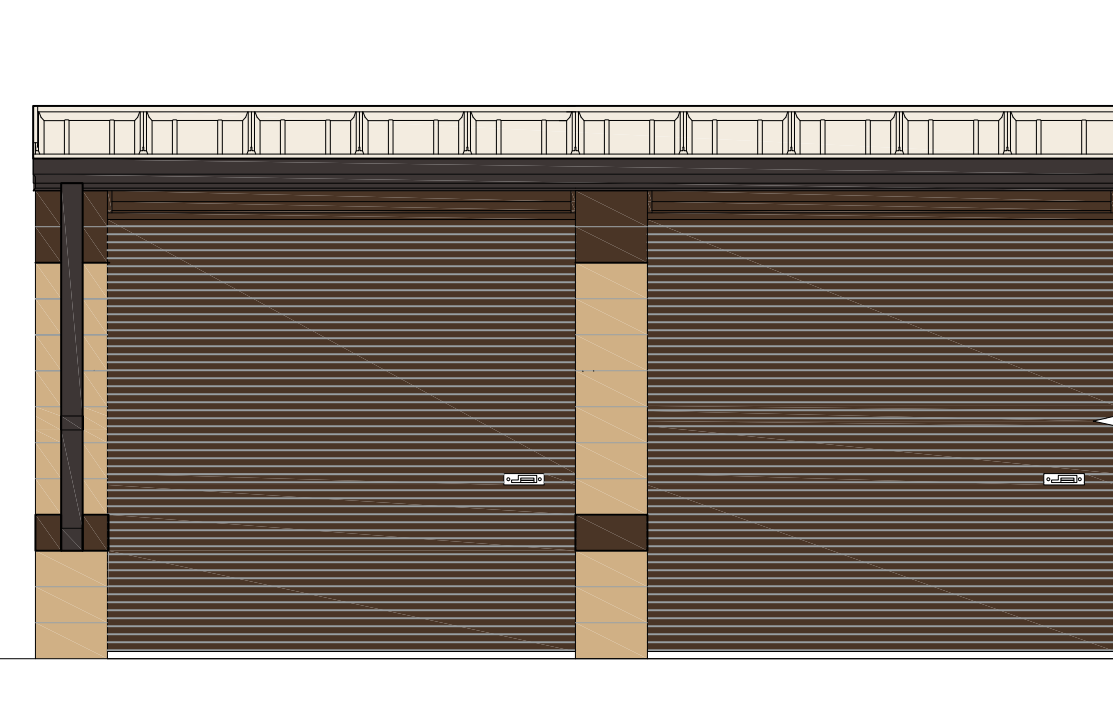
OVERALL WEST ELEVATION

SCALE: 1/8" = 1'-0"



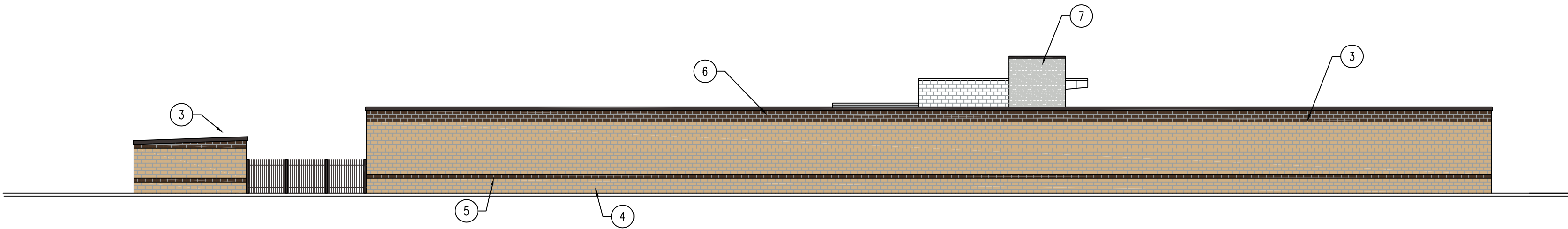
OVERALL SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



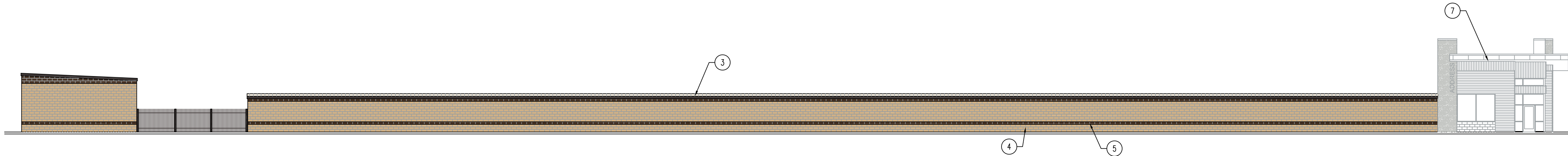
LOW EAVE ELEVATION (TYPICAL)

- MATERIAL NOTES:
1. SYNTHETIC STONE VENEER – HARRSTONE COPPER LEDGESTONE
  2. MBCI PANEL 7.2 VERTICAL PANELS MBCI SADDLE TAN FLASHINGS AND TRIM – MBCI BURNISHED SLATE
  3. 8" CMU WALL FINISH SMOOTH BUCKSKIN
  4. 8" SPLIT FACED CMU – DEEP BROWN
  5. STORAGE ROOF COLOR MBCI LIGHT STONE
  6. OFFICE – SEE ENLARGED OFFICE ELEVATIONS



OVERALL EAST ELEVATION

SCALE: 1/8" = 1'-0"



OVERALL NORTH ELEVATION

SCALE: 1/8" = 1'-0"

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PROPOSED NEW STORAGE BUILDINGS:  
**BREAR RIVER STORAGE  
TWIN FALLS BRANCH**

KIMBERLY ROAD AND MEADOW VIEW LANE  
TWIN FALLS COUNTY IDAHO

OVERALL ELEVATIONS

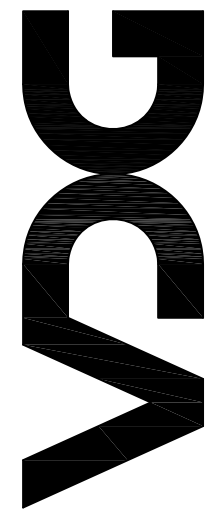
ARCH. PROJECT NO: \_\_\_\_\_  
DATE: X/X/X  
DRAWN BY: BRENT  
CHECKED BY: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_

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| DATE | REVISION |
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SHEET TITLE  
**A-2.00**  
ARCHITECTURAL

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ARCHITECTS AND PLANNERS



401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH (801) 484-2046



**Date:** Tuesday, June 28, 2022  
**To:** Planning and Zoning Commission  
**From:** Lisa Strickland

### **ACTION ITEM**

#### **Request:**

Request for a Special Use Permit to allow for a Utility owned structure greater than three (3) feet aboveground, on property located at 644 Caswell Avenue West c/o Tilson Technology Management on behalf of TDS Metrocom, LLC. (PZ22-0101)

#### **Time Estimate:**

Approximately 5-10 minutes for the presentation with questions/comments to follow.

#### **Background:**

The applicant is proposing a utility owned structure to be installed on property located at 644 Caswell Ave W.

#### **Approval Process:**

**Per City Code 10-13-2-2** The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application.

The Commission shall decide on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months, or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony, and minutes of the previous hearing to reach a decision on the appeal.

Standards Applicable to Special Uses:

- Will, in fact, constitute a special use as established by zoning requirements for the zone involved.
- Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.
- Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
- Will not be hazardous or disturbing to existing or future neighboring uses.
- Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services.
- Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
- Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.



- Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

**Budget Impact:**

n/a

**Regulatory Impact:**

**Per City Code 10-4-8** states “a special use permit is required for “a utility owed structure greater than three (3) feet above ground”

10-13-2-2: Upon granting a special use permit, conditions may be attached to a special use permit including, but not limited to the following:

1. Minimizing adverse impact on other developments.
2. Controlling the sequence and timing of development.
3. Controlling the duration of development.
4. Assuring that development is maintained properly.
5. Designating the exact location and nature of development.
6. Requiring the provision for on-site or off-site public facilities or services.
7. Requiring more restrictive standards than those generally required in this Title.

The 2016 Comprehensive Plan; “Grow With Us” designates this area as appropriate for “facilities that serve the residential area”. Staff has determined the proposed use is compatible with the comprehensive plans.

**History:**

The proposed site is located along the west boundary of Rober Stuart Middle School.

**Analysis:**

This is a request to allow for the land use, it is not a permit for installation of the cabinet. Prior to installation, the applicant will need to coordinate with the school about the location and work with City staff to get the appropriate permits pulled for the cabinet. The request is associated with a large project proposed to take place within the City's right of way in order for Tilson/TDS to provide fiberoptic services throughout the city. The installation of a utility cabinet is necessary to house the equipment used to provide the service. The special use permit process allows the commission the opportunity to look at the location of the cabinet and address any visual impacts that may require mitigation. The staff has reviewed the request, there are other utility service cabinets throughout the city and located within the vicinity that have not generated public concern. Staff does not foresee any issues with the proposed location of the cabinet.

**Conclusion:**

Upon conclusion, should the Commission recommend approval of the request as presented, staff recommends the following:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

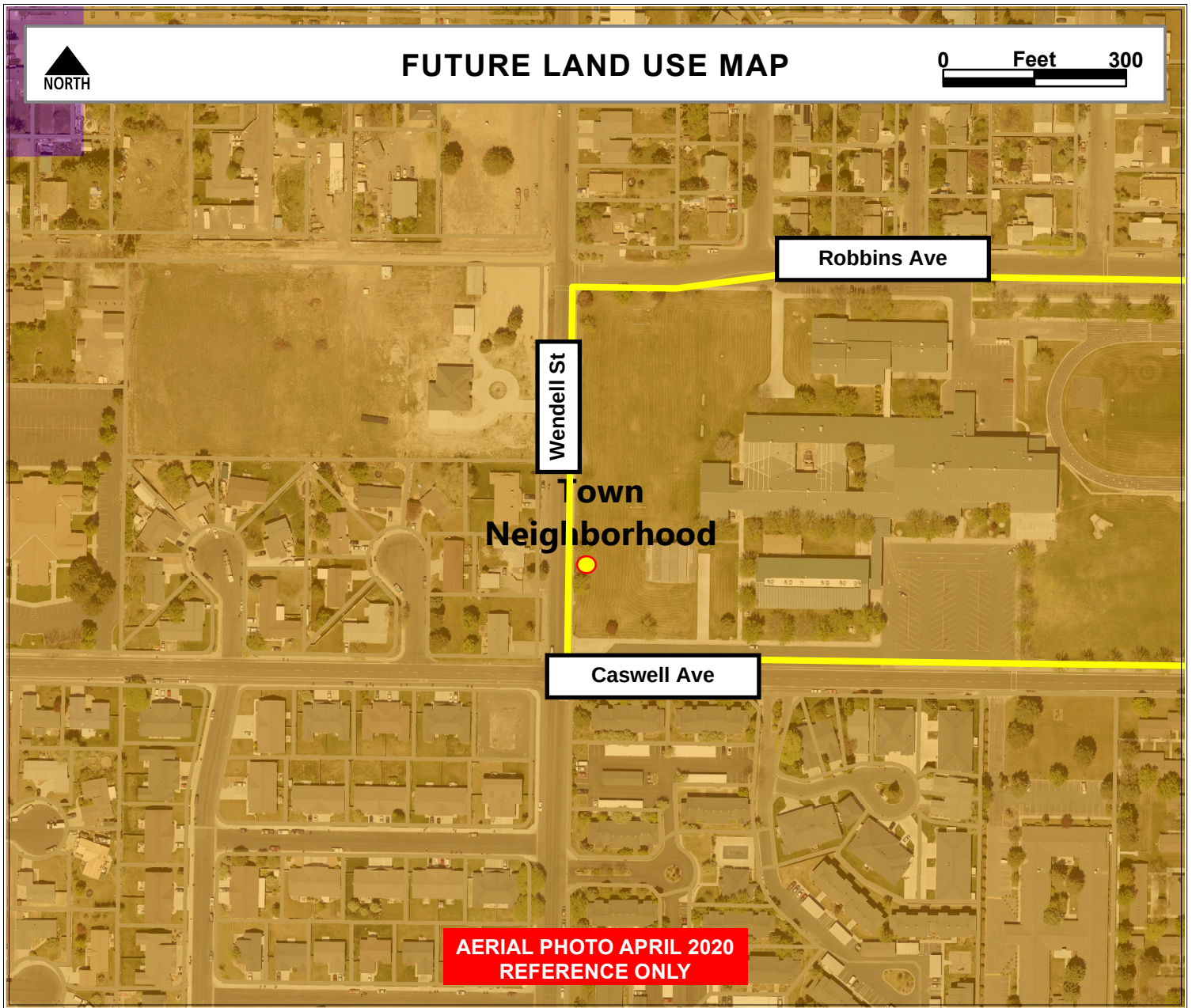
**Attachments:**

1. Zoning Map

2. FLU Map
3. Applicant Narrative
4. Cabinet Design
5. Cabinet Location
6. TwinFalls\_NodeDA\_Map







## Future Land Use

- Neighborhood Commercial
- Town Neighborhood

## Public Hearing for the DSA Cabinets

TDS is looking to place DSA (Node) Cabinets in areas of Twin Falls ID. These DSA cabinets will serve as a data transmission and redistribution cabinet to homes and or businesses in that area for those individuals who would like to acquire internet, cable, or telephone services with TDS. The DSA cabinet is the central hub for internet traffic to be routed out from. We need to place the DSA cabinets in areas we are building out to in order to be able to bring internet, TV and phone services to an address.



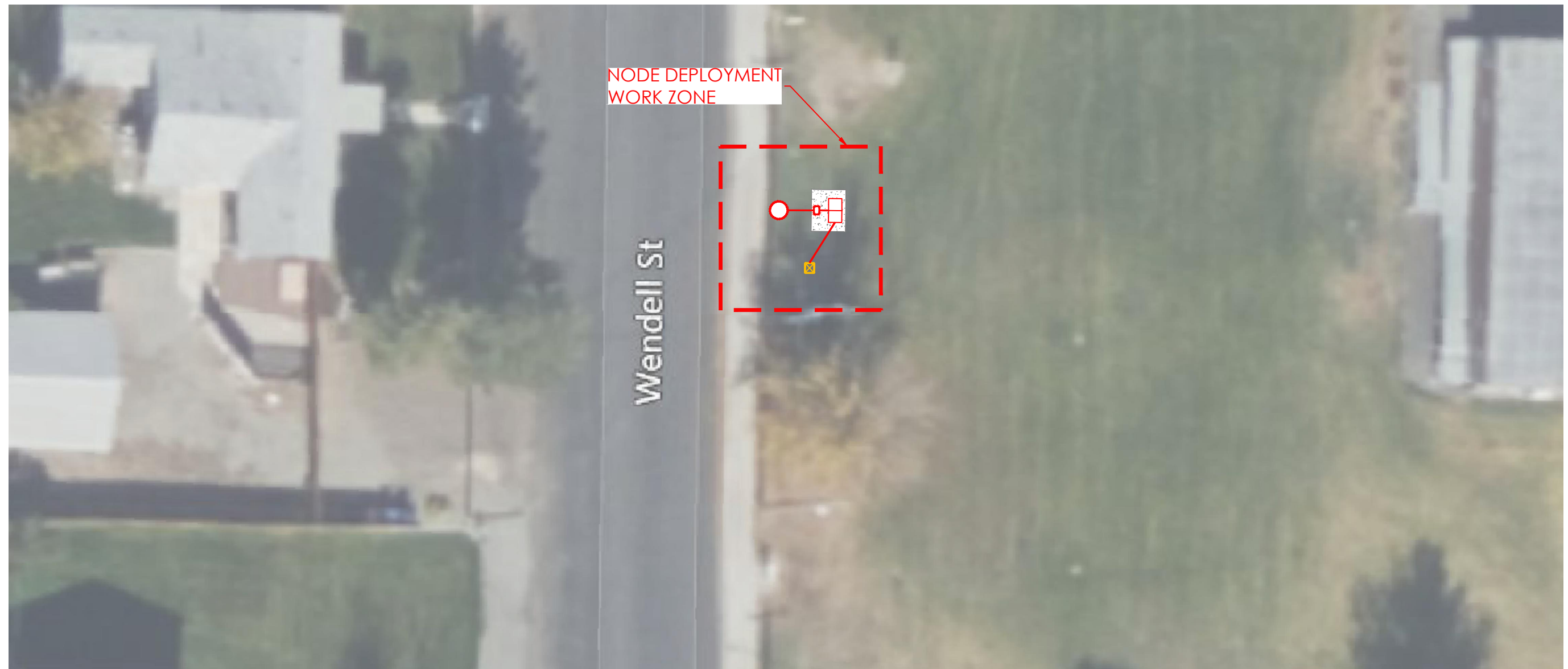


# Cabinet Example

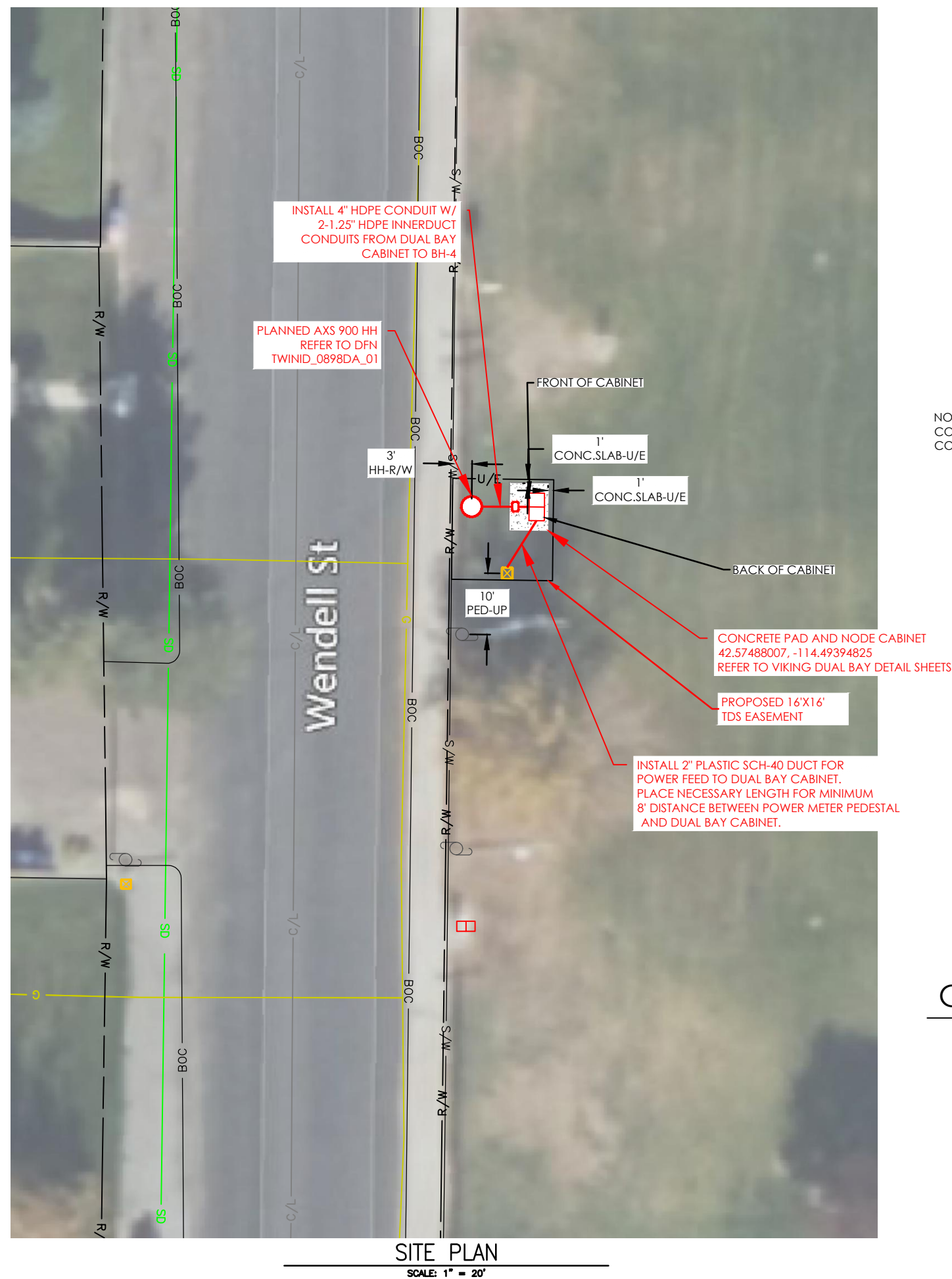


**DSA: 0898DA**

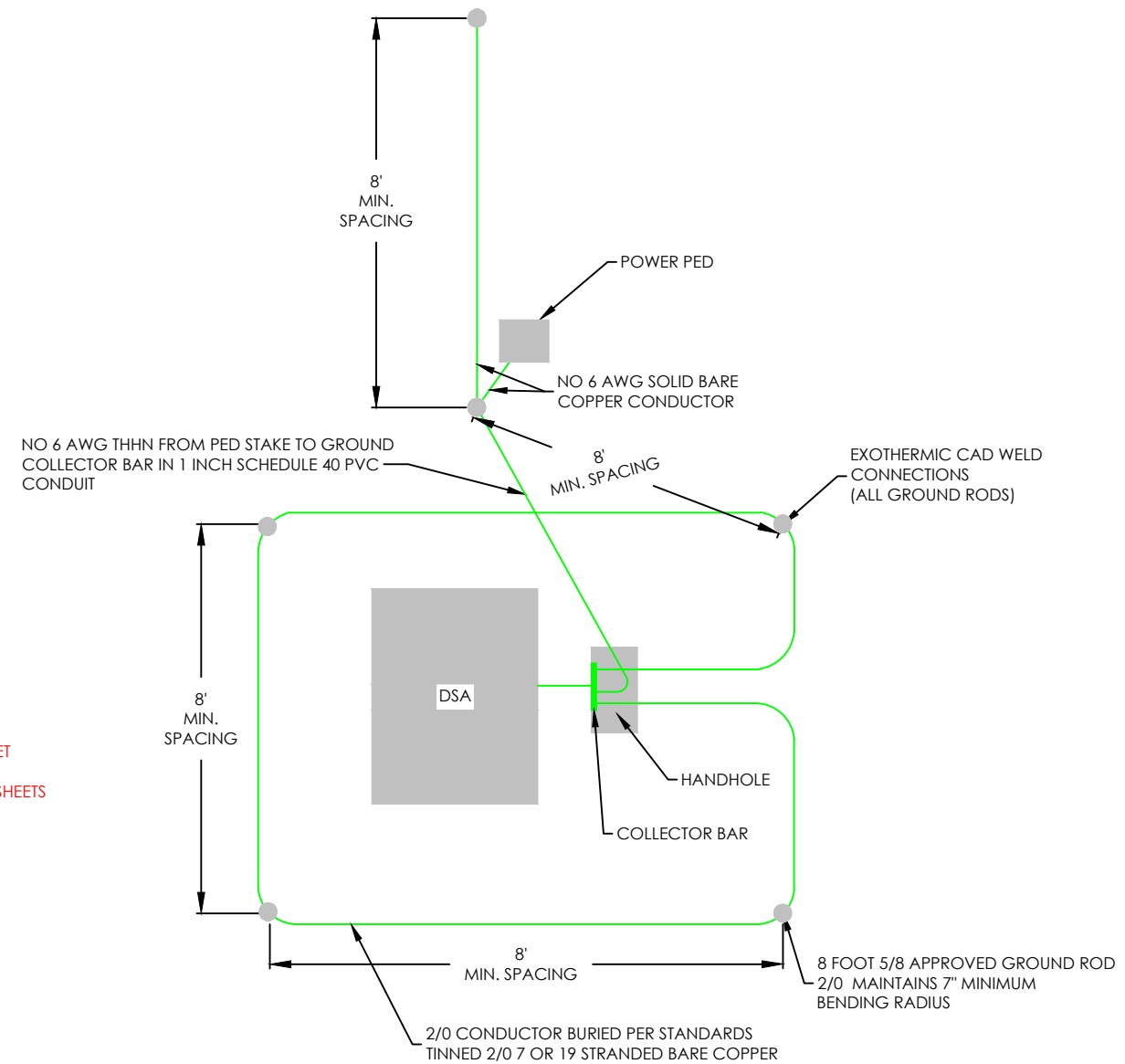
**644 CASWELL AVE W  
42.57488007, -114.49394825  
TWIN FALLS, ID**







**CONTRACTOR NOTE: REFER TO SHEETS D01-D04 FOR TYPICAL DETAIL  
DRAWING FOR DSA INSTALL AND GROUNDING FIELD DIAGRAM.**

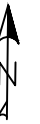


## GROUND FIELD CONDUCTOR RING TYPICAL DIAGRAM

**SCALE: NTS**



**Diggers Hotline, Inc.**  
811 or 1-800-242-8511



0898DA

TWIN FALLS,ID

[illegible]

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## REVISIONS

[illegible]

## SCALE

SIZE B SHEET: 1"=50'

SIZE D SHEET: 1"=25'

|       |            |
|-------|------------|
| SHEET | C01 OF C02 |
|-------|------------|

FILE NAME: 0898DA







**Date:** Tuesday, June 28, 2022  
**To:** Planning and Zoning Commission  
**From:** Lisa Strickland

## **ACTION ITEM**

### **Request:**

Request for a Special Use Permit to allow for a Utility owned structure greater than three (3) feet aboveground, on property located at 504 Gooding Street North c/o Tilson Technology Management on behalf of TDS Metrocom, LLC (PZ22-0102)

### **Time Estimate:**

Approximately 5-10 minutes for the presentation with questions/comments to follow.

### **Background:**

The applicant is proposing a utility owned structure to be installed on property located at 504 Gooding St N.

### **Approval Process:**

**Per City Code 10-13-2-2** The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application.

The Commission shall decide on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months, or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony, and minutes of the previous hearing to reach a decision on the appeal.

Standards Applicable to Special Uses:

- Will, in fact, constitute a special use as established by zoning requirements for the zone involved.
- Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.
- Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
- Will not be hazardous or disturbing to existing or future neighboring uses.
- Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services.
- Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
- Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

- Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

**Budget Impact:**

n/a

**Regulatory Impact:**

**Per City Code 10-4-8** states “a special use permit is required for “a utility owed structure greater than three (3) feet above ground”

10-13-2-2: Upon granting a special use permit, conditions may be attached to a special use permit including, but not limited to the following:

1. Minimizing adverse impact on other developments.
2. Controlling the sequence and timing of development.
3. Controlling the duration of development.
4. Assuring that development is maintained properly.
5. Designating the exact location and nature of development.
6. Requiring the provision for on-site or off-site public facilities or services.
7. Requiring more restrictive standards than those generally required in this Title.

The 2016 Comprehensive Plan; “Grow With Us” designates this area as appropriate for “facilities that serve the residential area”. Staff has determined the proposed use is compatible with the comprehensive plans.

**History:**

The proposed site is located along the northeast boundary of the Twin Falls County Jail site.

**Analysis:**

This is a request to allow for the land use it is not a permit for installation of the cabinet. Prior to installation, the applicant will need to coordinate with the school about the location and work with City staff to get the appropriate permits pulled for installation of the cabinet. The request is associated with a large project proposed to take place within the City's right of way in order for Tilson/TDS to provide fiberoptic services throughout the city. The installation of a utility cabinet is necessary to house the equipment used to provide the service. The special use permit process allows the commission the opportunity to look at the location of the cabinet and address any visual impacts that may require mitigation. The staff has reviewed the request, there are other utility service cabinets throughout the city and located within the vicinity that have not generated public concern. Staff does not foresee any issues with the proposed location of the cabinet.

**Conclusion:**

Upon conclusion, should the Commission recommend approval of the request as presented, staff recommends the following:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

**Attachments:**

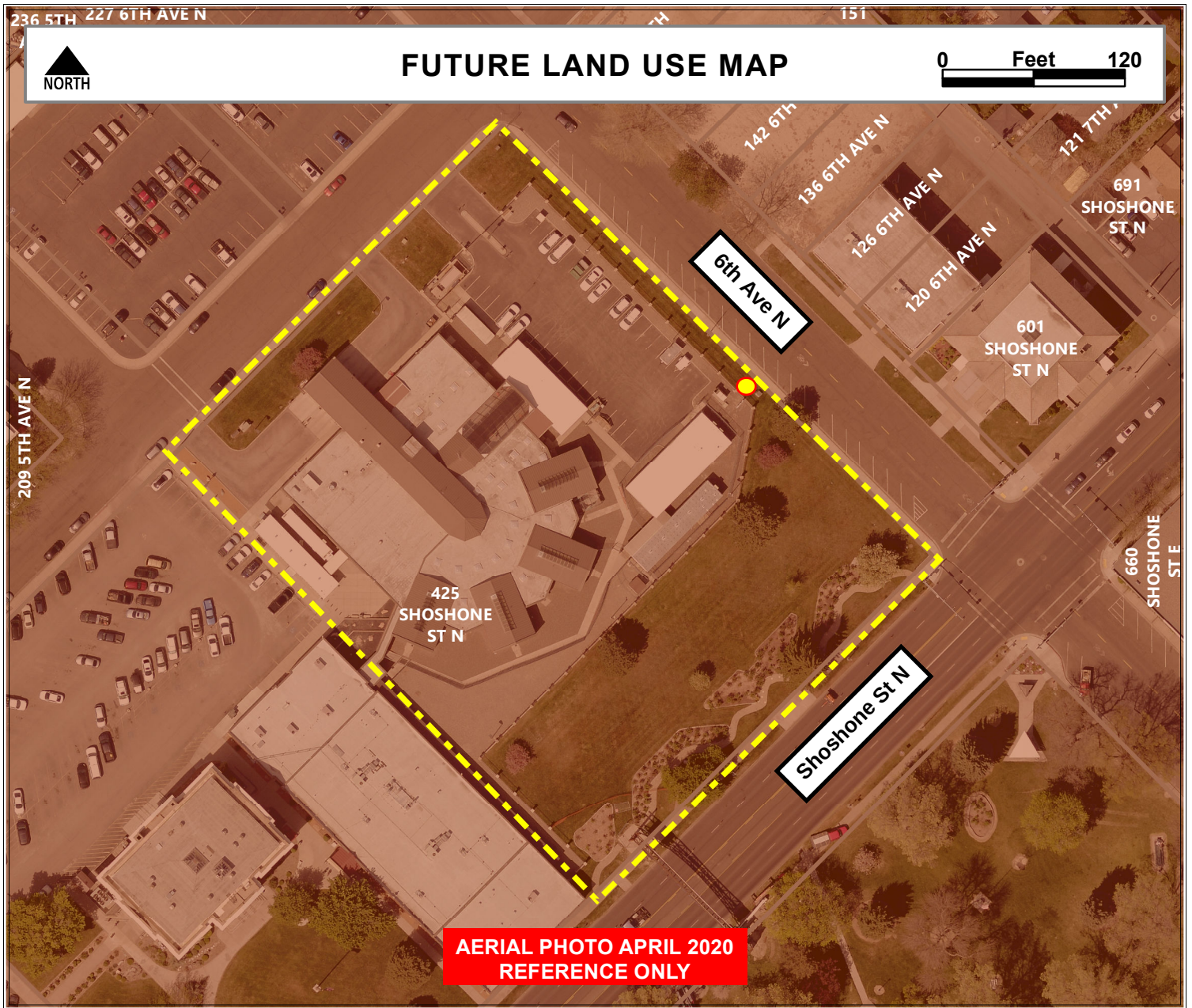
1. Zoning Map



2. FLU Map
3. Applicant Narrative
4. Cabinet Design
5. Cabinet Location
6. TwinFalls\_NodeCA\_Map







## Future Land Use

 Downtown



## Public Hearing for the DSA Cabinets

TDS is looking to place DSA (Node) Cabinets in areas of Twin Falls ID. These DSA cabinets will serve as a data transmission and redistribution cabinet to homes and or businesses in that area for those individuals who would like to acquire internet, cable, or telephone services with TDS. The DSA cabinet is the central hub for internet traffic to be routed out from. We need to place the DSA cabinets in areas we are building out to in order to be able to bring internet, TV and phone services to an address.



# Cabinet Example



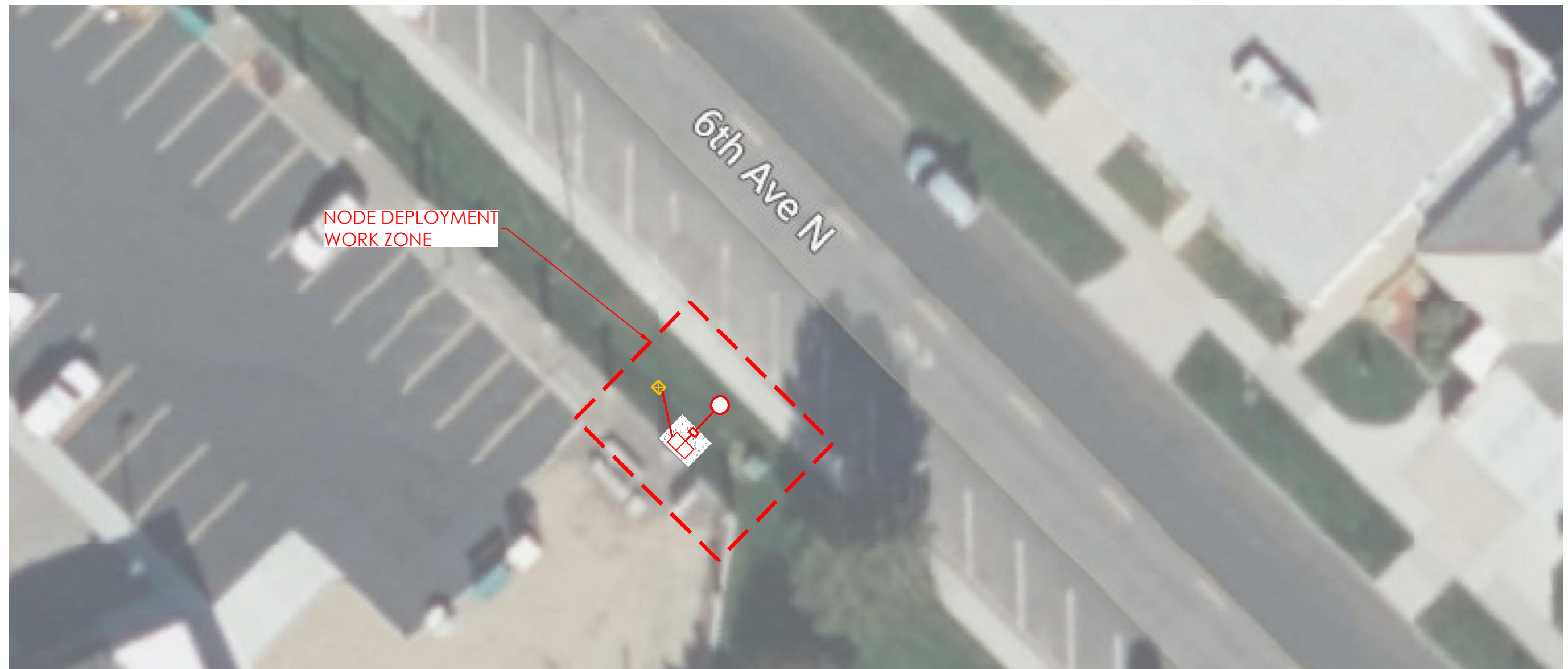


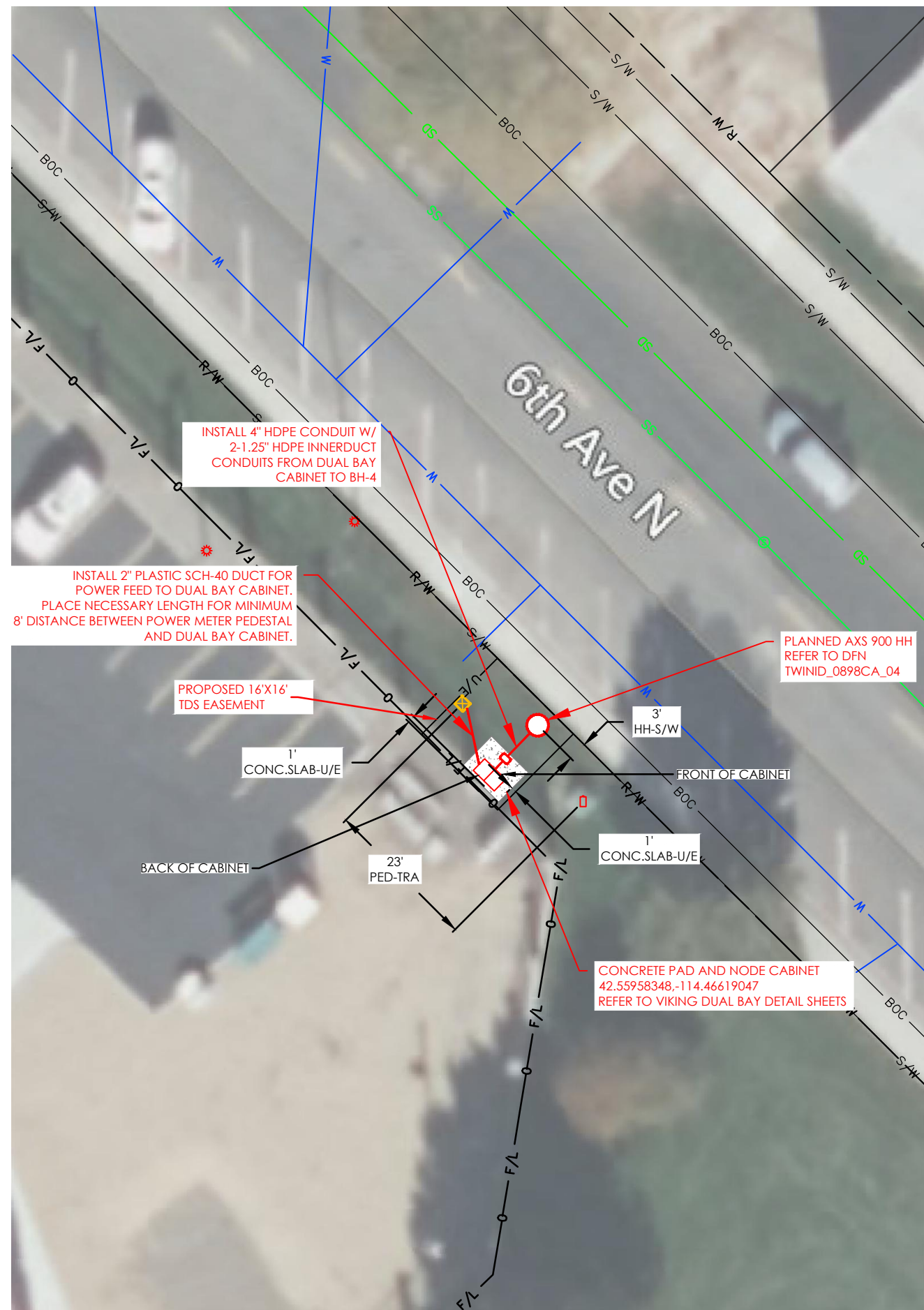
**DSA: 0898CA**

**504 GOODING ST N**

**42.55958348,-114.46619047**

**TWIN FALLS, ID**

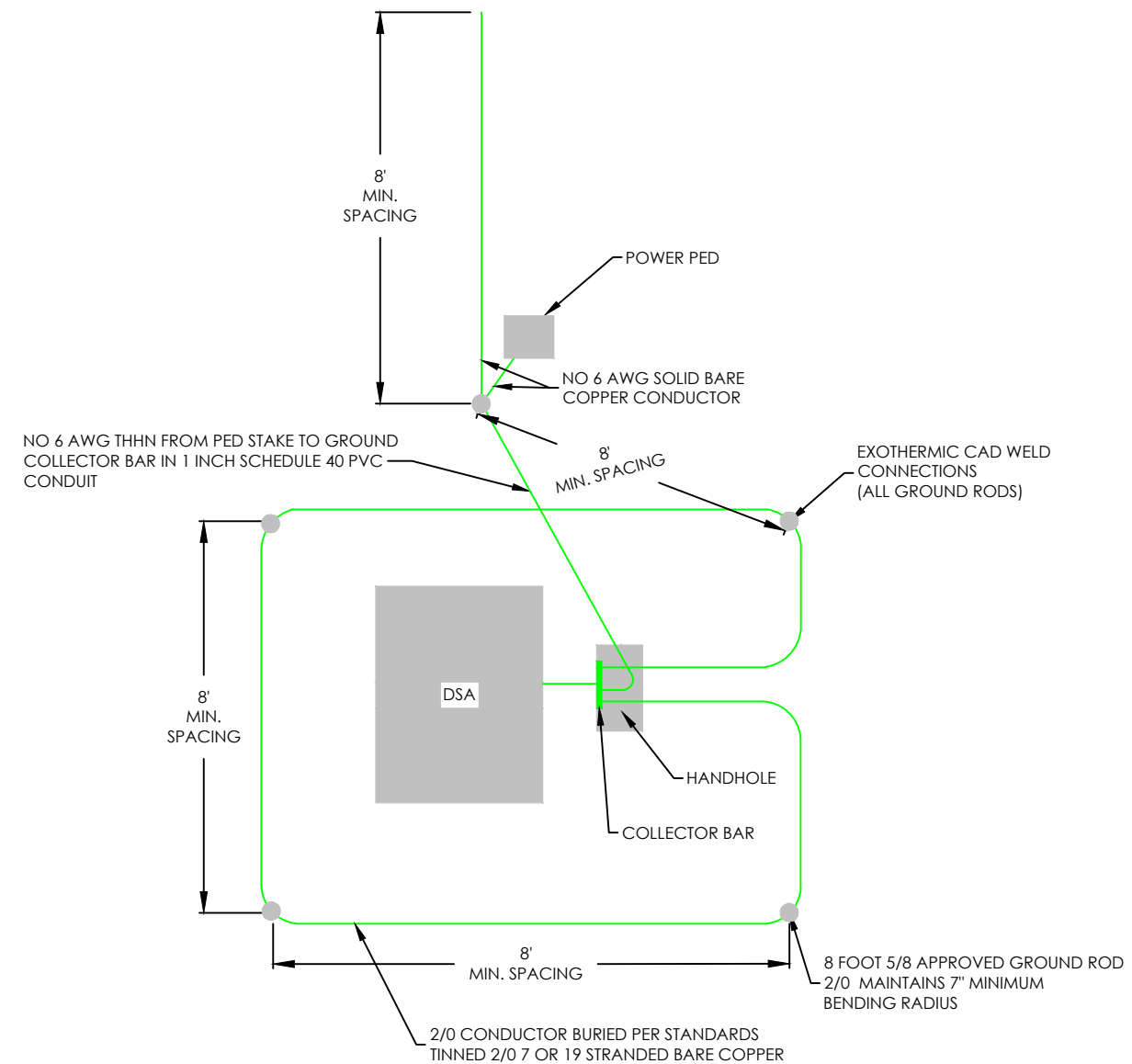




## SITE PLAN

**SCALE: 1" = 20'**

**CONTRACTOR NOTE: REFER TO SHEETS D01-D04 FOR TYPICAL DETAIL  
DRAWING FOR DSA INSTALL AND GROUNDING FIELD DIAGRAM.**

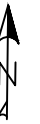


**SCALE: NTS**



**Diggers Hotline, Inc.**

811 or 1-800-242-8511



0898CA

TWIN FALLS, ID

[illegible]

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info@tilsontech.com

## REVISIONS

[illegible]

## SCALE

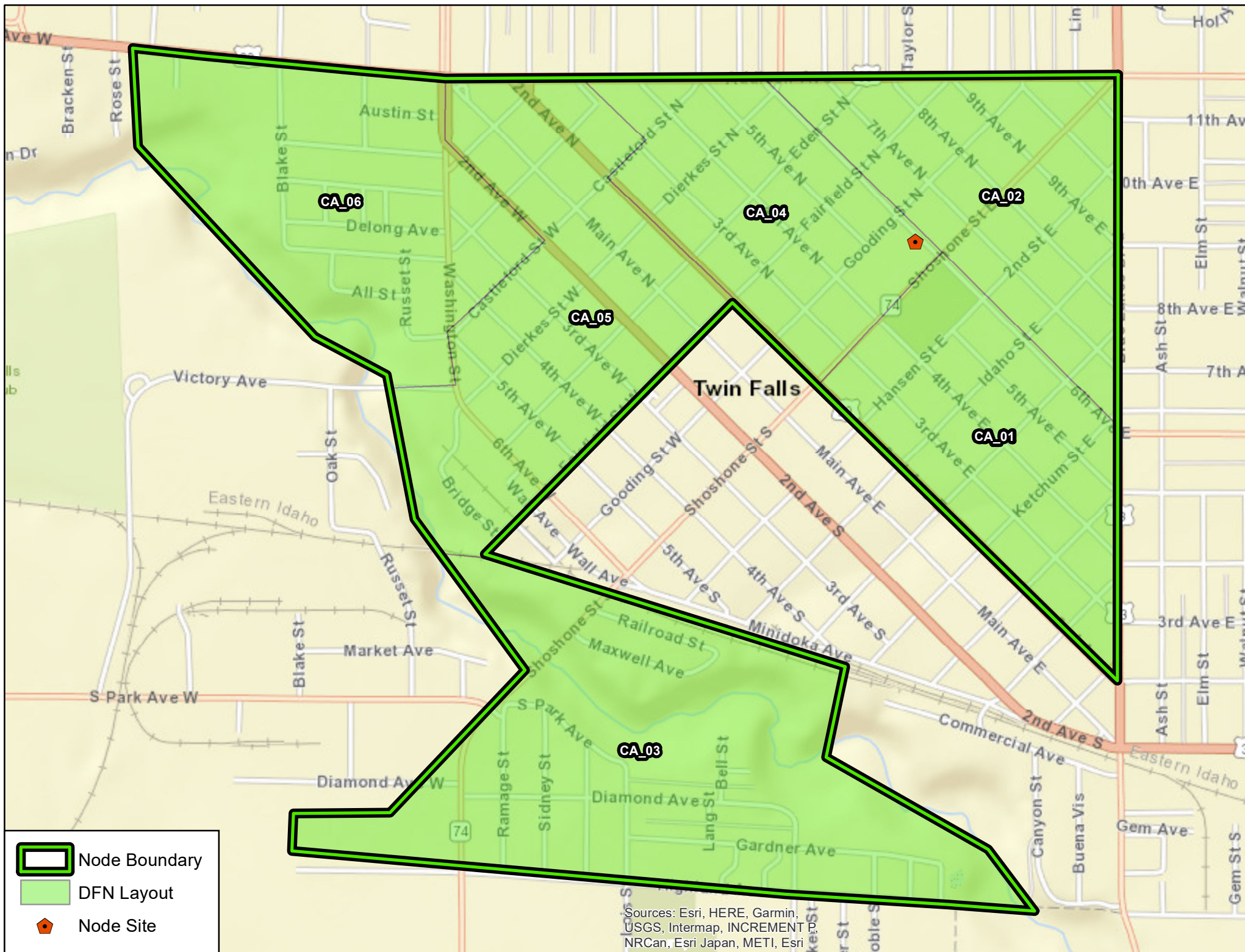
SIZE B SHEET: 1"=50'

SIZE D SHEET: 1"=25'

|       |            |
|-------|------------|
| SHEET | C01 OF C02 |
|-------|------------|

FILE NAME: 0898CA









**Date:** Tuesday, June 28, 2022  
**To:** Planning and Zoning Commission  
**From:** Lisa Strickland

## **ACTION ITEM**

### **Request:**

Request for a Special Use Permit to allow for a Utility owned structure greater than three (3) feet aboveground, on property located at the intersection of Harrison Street and Borah Avenue c/o Tilson Technology Management on behalf of TDS Metrocom, LLC (PZ22-0103)

### **Time Estimate:**

Approximately 5-10 minutes for the presentation with questions/comments to follow.

### **Background:**

The applicant is proposing a utility owned structure to be installed on property located at the intersection of Harrison St and Borah Ave.

### **Approval Process:**

**Per City Code 10-13-2-2** The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application.

The Commission shall decide on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months, or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony, and minutes of the previous hearing to reach a decision on the appeal.

Standards Applicable to Special Uses:

- Will, in fact, constitute a special use as established by zoning requirements for the zone involved.
- Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.
- Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
- Will not be hazardous or disturbing to existing or future neighboring uses.
- Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services.
- Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
- Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
- Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.

- Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

**Budget Impact:****Regulatory Impact:**

**Per City Code 10-4-8** states “a special use permit is required for “a utility owed structure greater than three (3) feet above ground”

10-13-2-2: Upon granting a special use permit, conditions may be attached to a special use permit including, but not limited to the following:

1. Minimizing adverse impact on other developments.
2. Controlling the sequence and timing of development.
3. Controlling the duration of development.
4. Assuring that development is maintained properly.
5. Designating the exact location and nature of development.
6. Requiring the provision for on-site or off-site public facilities or services.
7. Requiring more restrictive standards than those generally required in this Title.

The 2016 Comprehensive Plan; “Grow With Us” designates this area as appropriate for “facilities that serve the residential area”. Staff has determined the proposed use is compatible with the comprehensive plans.

**History:**

The proposed site is located along the northwest corner of Harrion Park.

**Analysis:**

This is a request to allow for the land use it is not a permit for installation of the cabinet. Prior to installation, the applicant will need to coordinate with the school about the location and work with City staff to get the appropriate permits pulled for installation of the cabinet. The request is associated with a large project proposed to take place within the City's right of way in order for Tilson/TDS to provide fiberoptic services throughout the city. The installation of a utility cabinet is necessary to house the equipment used to provide the service. The special use permit process allows the commission the opportunity to look at the location of the cabinet and address any visual impacts that may require mitigation. The staff has reviewed the request, there are other utility service cabinets throughout the city and located within the vicinity that have not generated public concern. Staff does not foresee any issues with the proposed location of the cabinet.

**Conclusion:**

Upon conclusion, should the Commission recommend approval of the request as presented, staff recommends the following:

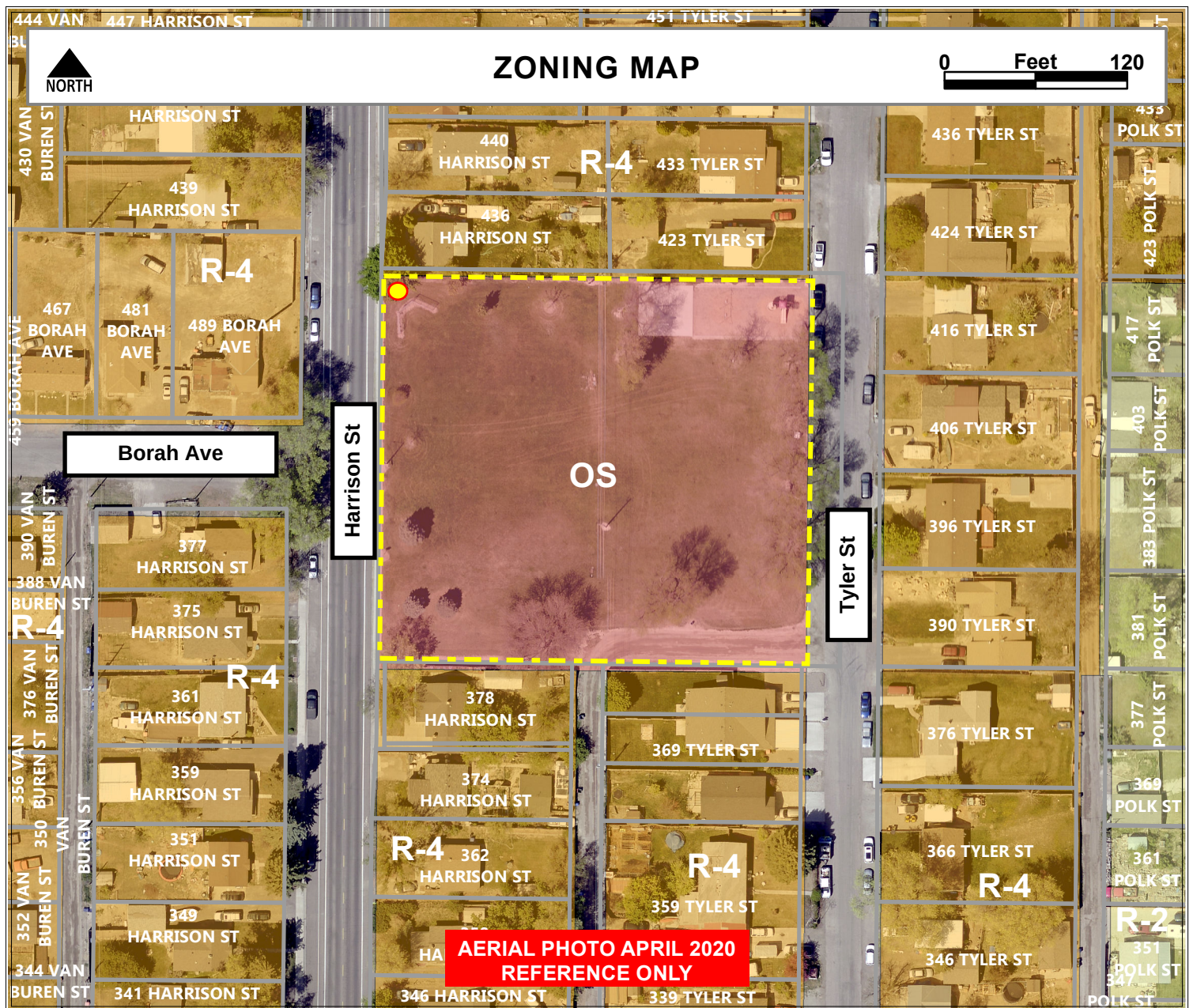
1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

**Attachments:**

1. Zoning Map
2. FLU Map
3. Applicant Narrative
4. Cabinet Design
5. Cabinet Location

## 6. TwinFalls\_NodeHA\_Map





## Subject Property

Current Zone: OS; Open Space

Proposed Zone: n/a

Existing Land Use: Harrison Park

Proposed Land Use: Utility Cabinet  $\geq$  3 ft above ground

FLU Designation: Town Neighborhood

## Surrounding Properties

North: Residential

South: Residential

East: Tyler St/Residential

West: Harrison St/Residential

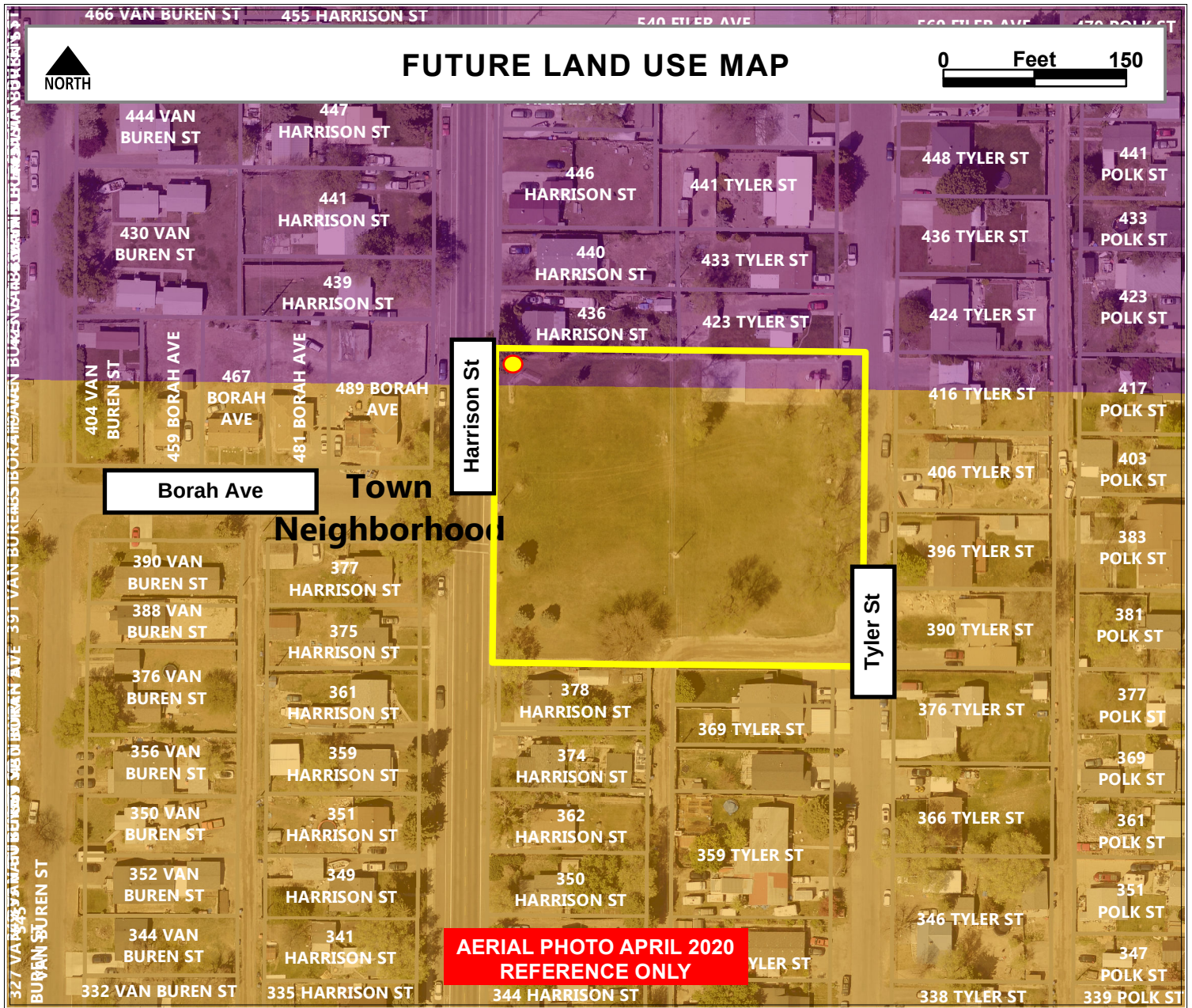
## Applicable Zoning Regulations

10-1, 10-4-11, 10-13-2-2

## Zoning

|                                                                                       |     |
|---------------------------------------------------------------------------------------|-----|
|  | OS  |
|  | R-2 |
|  | R-4 |





## Future Land Use

- Neighborhood Commercial
- Town Neighborhood

## Public Hearing for the DSA Cabinets

TDS is looking to place DSA (Node) Cabinets in areas of Twin Falls ID. These DSA cabinets will serve as a data transmission and redistribution cabinet to homes and or businesses in that area for those individuals who would like to acquire internet, cable, or telephone services with TDS. The DSA cabinet is the central hub for internet traffic to be routed out from. We need to place the DSA cabinets in areas we are building out to in order to be able to bring internet, TV and phone services to an address.





# Cabinet Example



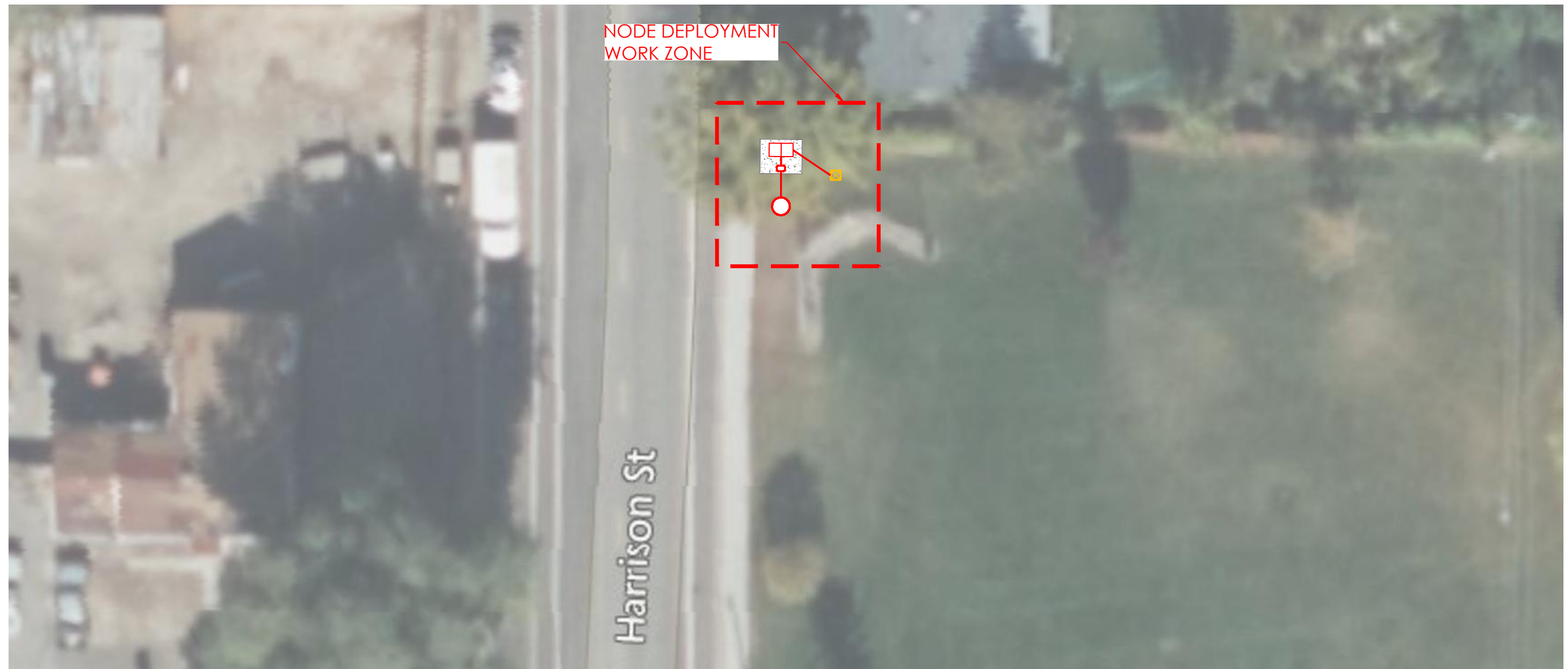


**DSA: 0898HA**

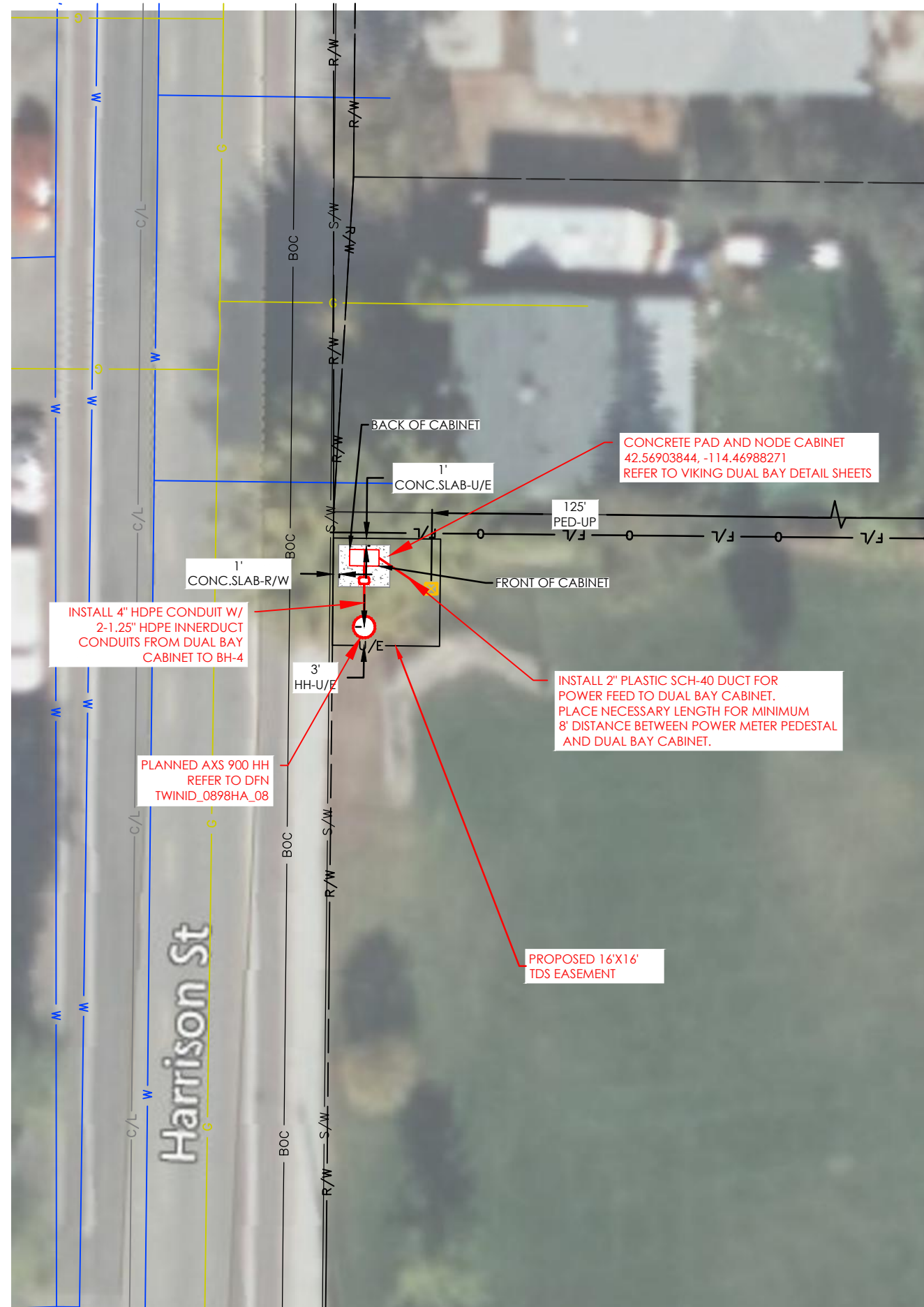
**HARRISON ST & BORAH AVE**

**42.56903844, -114.469888271**

**TWIN FALLS, ID**

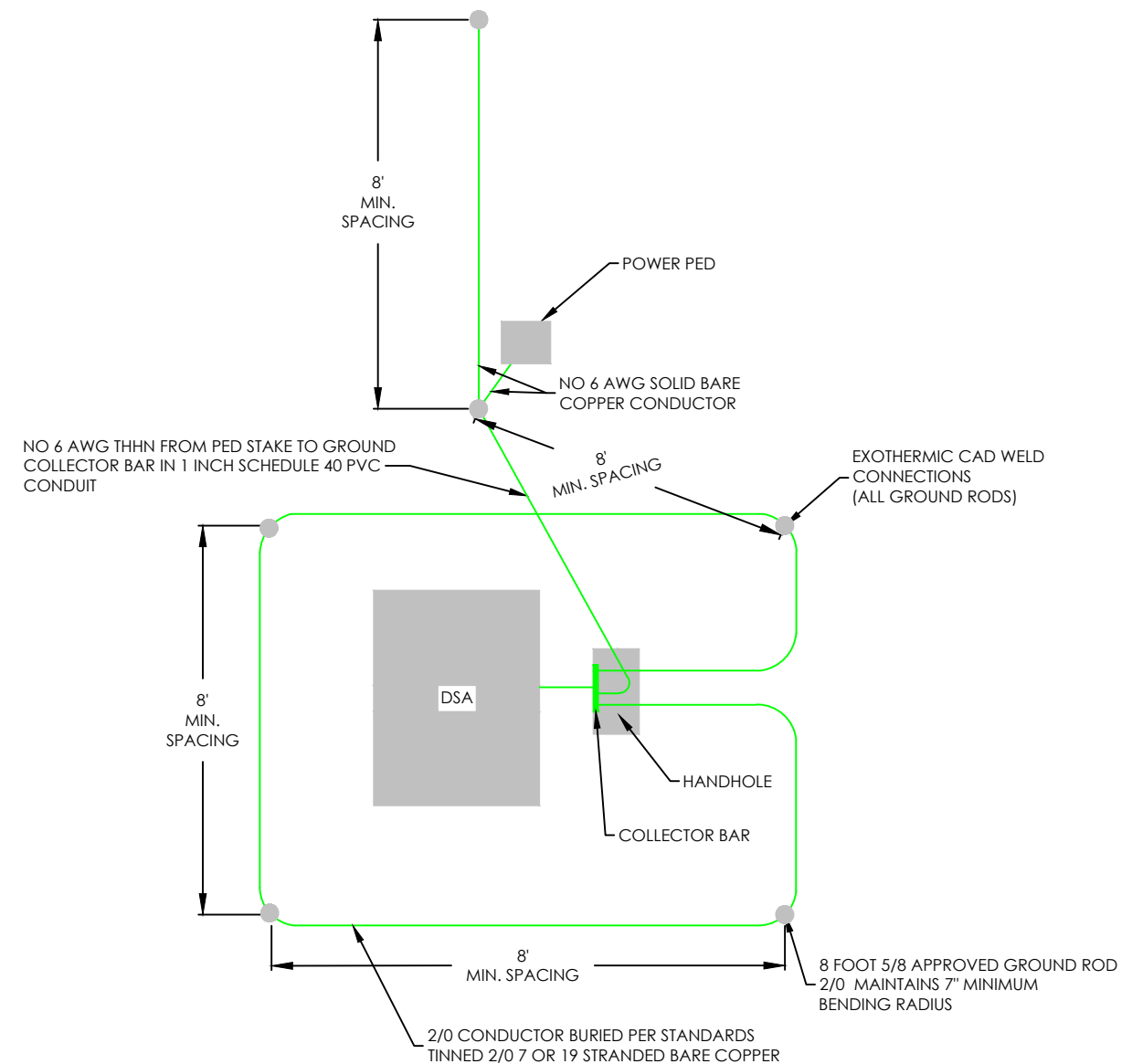






**SITE PLAN**  
**SCALE: 1" = 20'**

CONTRACTOR NOTE: REFER TO SHEETS D01-D04 FOR TYPICAL DETAIL  
DRAWING FOR DSA INSTALL AND GROUNDING FIELD DIAGRAM.

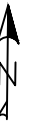


## GROUND FIELD CONDUCTOR RING TYPICAL DIAGRAM

**SCALE: NTS**



**Diggers Hotline, Inc.**  
811 or 1-800-242-8511



0898HA

TWIN FALLS,ID

[illegible]

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[illegible]

SCALE

SIZE B SHEET: 1"=50'

SIZE D SHEET: 1"=25'

SHEET C01 OF C02

FILE NAME: 0898HA

